



**PETTENGELLS**  
ESTATE AGENTS

5 Elizabeth House, Whitefield Road, New Milton, Hampshire, BH25 6AN  
Asking Price £229,950

5 Elizabeth House, Whitefield Road, New Milton,  
Hampshire, BH25 6AN

- Appealing first floor apartment
- Close to station/shops etc
- Lift access
- Balcony
- Communal garden
- Parking space
- Bathroom and ensuite
- Living room
- Kitchen
- Two double bedrooms





**IMPRESSIVE PENNYFARTHINGS TWO BEDROOM FIRST FLOOR APARTMENT WITH BALCONY, CONVENIENTLY CLOSE TO TOWN CENTRE, OFFERED 'CHAIN FREE'.**

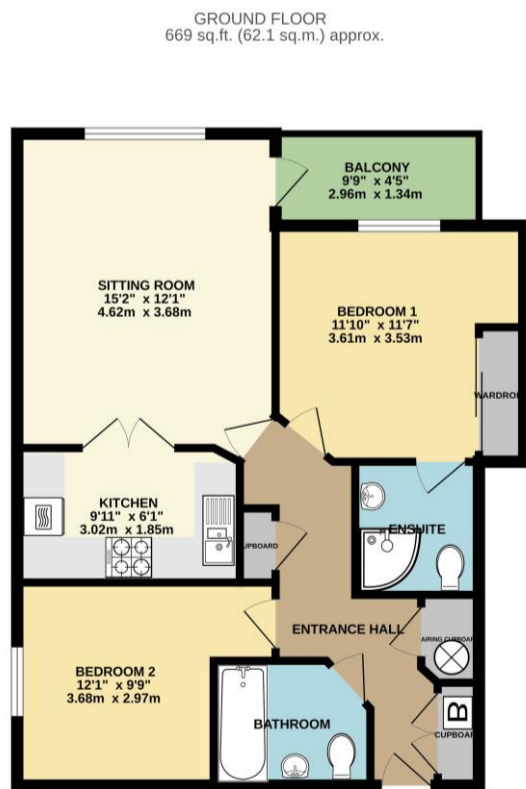
**Accommodation:** The entrance door on the ground floor has entry phone system, a staircase or lift then rise to the first floor where this flat's front door opens to the entrance hall, this has good storage and leads into the living/dining room, this opens to the balcony and also the kitchen. There are two double bedrooms, with bedroom one having fitted wardrobes and an ensuite shower room, plus there is a main bathroom.

**Outside:** There is a parking space to the rear of the building. There is also a communal garden, plus it has its own balcony.

**EPC:** C, **Council tax band:** C, **Tenure:** Leasehold until February 2133, **Ground rent** £325 per annum, **Last annual maintenance** £1600 approx plus reserve payment.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 669 sq.ft. (62.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 12.0.0.4

**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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