



**PETTENGELLS**  
ESTATE AGENTS

Flat A Linden House, The Square, Pennington, Hampshire, SO41 8GN  
Asking Price £135,000

## Flat A Linden House, The Square, Pennington, Hampshire, SO41 8GN

- Appealing ground floor flat
- One bedroom
- Potential buy to let flat
- Kitchen
- Bathroom
- Close to amenities
- Gas central heating
- Double glazing
- Private front door
- New 125 year lease, pet ok





APPEALING ONE BEDROOM GROUND FLOOR FLAT SITUATED IN THE HEART OF PENNINGTON AND THEREFORE CLOSE TO LOCAL AMENITIES.

Accommodation: This flat has its own private front door opening into the living/dining area, the open plan design continues into a modern kitchen. There is then also a bedroom and bathroom.

Outside: Please note there is no allocated parking or outside space with this flat.

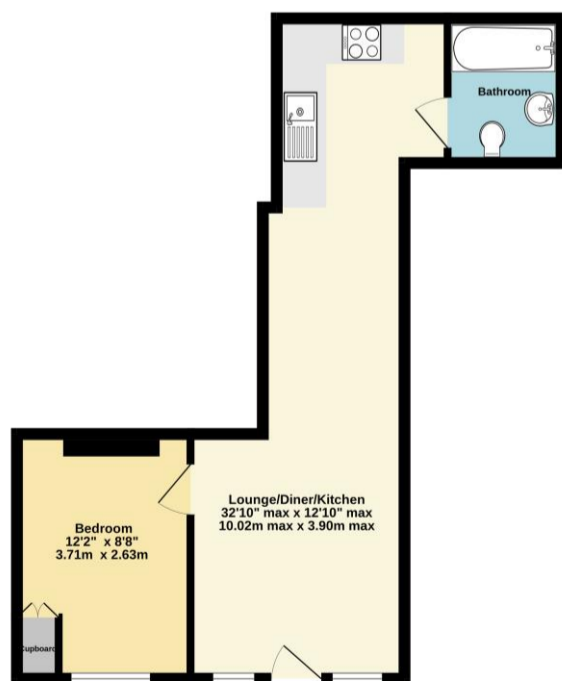
Lease: We are told by the owner he will be selling this flat with a brand new 125 year lease.

EPC: C, Council tax band: A, ground rent: peppercorn, 2023 maintenance: £200 per annum approx. Building insurance: £100 per annum approx.

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

GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 Hergo 12/24

**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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