



PETTENGELLS
ESTATE AGENTS

10 Eleanor Court, Caslake Close, New Milton, Hampshire, BH25 6QD
Guide Price £300,000

10 Eleanor Court, Caslake Close, New Milton,
Hampshire, BH25 6QD

- Modern two bedroom apartment
- Walking distance to town centre and beach
- Chain free sale
- South facing balcony
- Bright living room
- Well appointed kitchen
- Impressive bathroom and ensuite
- Built by Pennyfarthings
- Lots of storage space
- Allocated parking space





STYLISH COASTAL APARTMENT. A TRULY IMMACULATE TWO BEDROOM TWO BATHROOM, FIRST FLOOR FLAT, BUILT BY PENNYFARTHINGS, LOVELY LOCATION, AND CLOSE TO AMENITIES. BALCONY TO REAR.

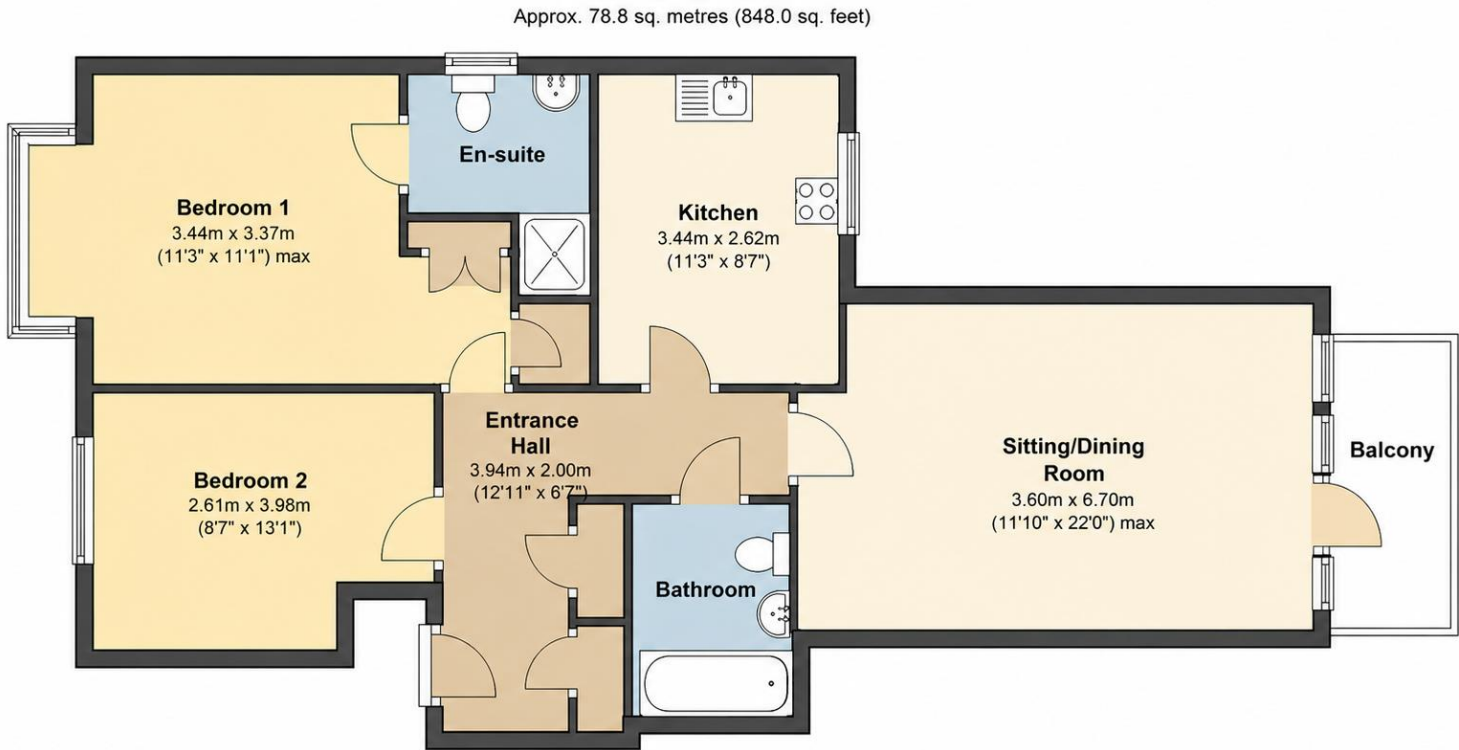
Accommodation: The building has an entry phone system, staircase or lift lead to the first floor. Then this flat's front door opens to the hallway, which has good storage and in turn opens to the bright living/dining room, which also opens to the balcony. There is a well-appointed kitchen/breakfast room with breakfast bar and integrated appliances comprising double oven, hob, hood, dishwasher and washing machine. Gas boiler. Bedroom one is impressive with fitted wardrobes and an ensuite shower room with window. Bedroom two is also a double bedroom and opposite this is the main bathroom.

Outside: These flats have the benefit of superb communal gardens with a pleasant sunny area to the rear and of course this apartment also has its own balcony with a pleasant leafy outlook. Allocated parking space plus visitor spaces.

EPC: C, Council tax band: C, Tenure: Leasehold 103 years remaining until 2129. Last annual maintenance £1900. Approx ground rent £325. Dog may be allowed on license

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Total area: approx. 78.8 sq. metres (848.0 sq. feet)

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. 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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