



PETTENGELLS
ESTATE AGENTS

7 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DT
Asking Price £299,950

7 Aldbury Court, Grove Road, Barton On Sea,
Hampshire, BH25 7DT

- Impressive newly refurbished ground floor flat
- Close to beach and Long Meadow
- Communal gardens and patio off lounge
- Share of freehold
- Well appointed new kitchen
- New ensuite bathroom
- New shower room
- Two bedrooms
- Parking area
- Other flats available





GROUND FLOOR FLAT, PRIVATE FRONT DOOR, PATIO OFF LIVING ROOM, TWO BATHROOMS, CLOSE TO BEACH.

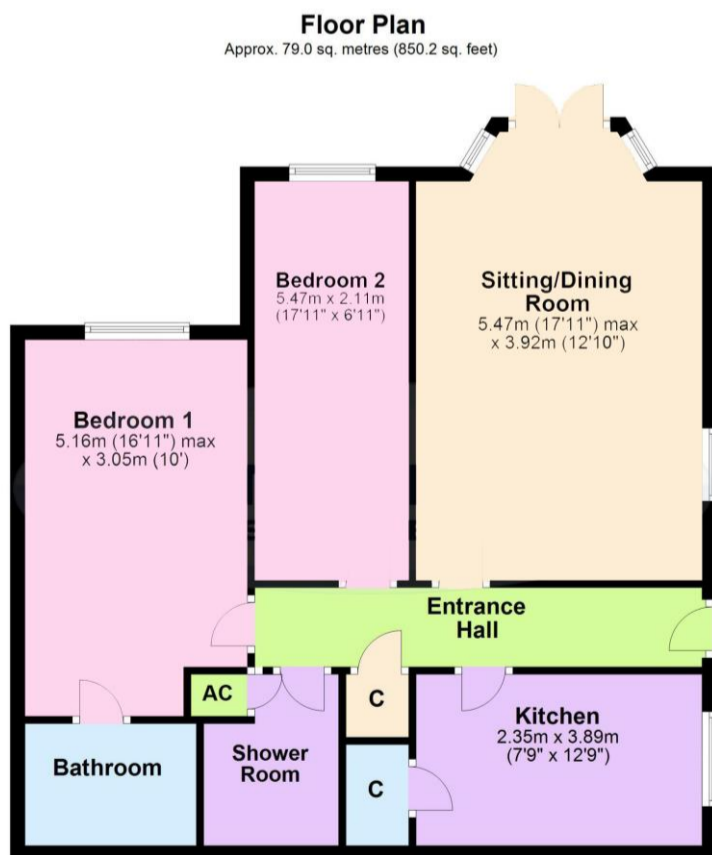
Accommodation: This flat has the benefit of its own front door ie not a communal entrance, this leads into the hallway which in turn opens to the bright living/dining room which has the benefit of opening out to a patio area. There is a well appointed kitchen, two bedrooms with bedroom one benefitting from an ensuite bathroom, and there is a further shower room.

Outside: This flat has the benefit of patio area off the living room, there are also pleasant communal grounds within the development. There is a parking area, one space per property but not allocated.

EPC: TBC, Council tax band: C, Tenure: Share of freehold, 990 year lease, Last annual maintenance £1280 approx, pet allowed on license, no ground rent.

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Total area: approx. 79.0 sq. metres (850.2 sq. feet)

*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.
Plan produced using PlanUp.

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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