



PETTENGELLS
ESTATE AGENTS

16 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DJ
Asking Price £319,950

16 Aldbury Court, Grove Road, Barton On Sea,
Hampshire, BH25 7DJ

- Impressive newly refurbished first floor flat
- Close to beach and Long Meadow
- Balcony
- Share of freehold
- Well appointed new kitchen
- New bathroom
- Two bedrooms
- Parking area
- Sea glimpses weather permitting
- Lovely communal gardens





NEWLY REFURBISHED TWO BEDROOM FIRST FLOOR FLAT, WITH BALCONY AND DISTANT SEA GLIMPSE.

Accommodation: There is a communal entrance on the ground floor for just this and one other flat leads to the staircase then front door leads to this apartment's entrance hall. Impressive bright large living/dining room, well appointed kitchen/breakfast room, two bedrooms and a bathroom.

Outside: There are pleasant communal grounds surrounding this development with lovely lawned areas, to the rear of the building is a car park with a right to park one car although spaces area not officially allocated. This flat has the great benefit of its own south facing balcony.

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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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