



PETTENGELLS
ESTATE AGENTS

5 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DJ
Asking Price £309,950

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

- Lovely newly refurbished first floor flat
- Balcony
- Share Of Freehold
- Nice communal Gardens
- Well appointed new kitchen
- New bathroom
- Modern electric heating
- Two bedrooms
- Large living room
- Other flats available





NEWLY REFURBISHED FIRST FLOOR FLAT WITH BALCONY, CLOSE TO SEA FRONT AND LONG MEADOW .

Accommodation: There is a communal front door with entry phone system for this and just one other flat on the ground floor. A staircase rises to the first floor where this flat's front door opens to the entrance hallway, this leads into a superb large and bright living room. There is a well appointed kitchen/dining room. Bedroom one accesses the lovely balcony, plus there is a second bedroom and a bathroom with shower over the bath.

Outside: There are pleasant communal grounds on this development. This apartment also has the benefit of its own balcony. There is a parking area, one space per property but not allocated.

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

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Total area: approx. 76.8 sq. metres (826.1 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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