



**PETTENGELLS**  
ESTATE AGENTS

6 Cheridah Court, Spencer Road, New Milton, Hampshire, BH25 6BZ  
Asking Price £320,000

6 Cheridah Court, Spencer Road, New Milton,  
Hampshire, BH25 6BZ

- Private gated development
- Superb apartment
- Convenient location
- Lovely gardens
- Balcony
- Bathroom and ensuite
- Large living room
- Kitchen
- Two spacious bedrooms
- Pennyfarthings built







**SUPERB TWO BEDROOM FIRST FLOOR FLAT WITH BALCONY, IN THE HEART OF THE TOWN.**

Accommodation: Entry phone on ground floor leads to communal entrance, a staircase or lift rises to the first floor where this flat's front door opens to its spacious entrance hall. There is then a wonderful large living/dining room with feature fireplace, bay window and access to the balcony. There is a well appointed kitchen. Bedroom one is also a lovely size, also accesses the balcony, has fitted wardrobes including a dressing area and then an ensuite shower room. Bedroom two is also a double, has a feature round window and there is a bathroom opposite.

Outside: There are attractive communal gardens. Electric gates give car access and there is a car park with allocated space. This flat also has the benefit of a balcony, to watch the world go by!

EPC: C, Council tax band: D, Tenure: Leasehold, with 106 years remaining (125 year lease from new 2006), ground rent: £325 per annum, last annual maintenance £1994

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

GROUND FLOOR  
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights 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, fixtures and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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**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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