



**PETTENGELLS**  
ESTATE AGENTS

3 Ashley Arnewood Court, Ashley Road, New Milton, Hampshire, BH25 6BB  
**Asking Price £145,000**

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- Ground floor flat
- Walking distance to town
- Delightful gardens
- Patio off flat
- Private front door
- Parking area
- 105 Year lease
- Modern shower room
- Electric heating
- Available quickly





**ONE BEDROOM GARDEN FLAT FOR AGE 55+, 'CHAIN FREE' SALE.**

**Accommodation:** This flat has the benefit of its own private front door ie not a communal entrance. The hallway leads into the living/dining room (12'6" x 11'5") and this has a sliding door leading out to the lovely gardens. The kitchen (12'5" x 6'6") similarly overlooks the rear. There is a bedroom (10'8" x 8'10) and a modern shower room.

**Outside:** A great attraction of this flat is its lovely location, tucked away and with truly delightful, almost 'park like' gardens to the rear. These are obviously communal including an approx south facing paved area directly off the living room. The property is accessed off Highbury Close and there is a general parking area close to the flat.

**Tenure:** This is a leasehold flat with approximately 105 years remaining ie until 2129, ground rent: £100 per annum and last annual maintenance: £1324, the previous owner used to have a cat but we do need to verify whether pets are officially allowed.

**Age restriction:** Our understanding is that any occupier(s) for this flat needs to be age 55+ but anyone can buy the property.

**EPC:** C, Council tax band: B, Approx floor area 40 sq m, 430 sq ft

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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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