



PETTENGELLS
ESTATE AGENTS

12 Park Gate, Whitefield Road, New Milton, Hampshire, BH25 6DH
Asking Price £339,000

12 Park Gate, Whitefield Road, New Milton,
Hampshire, BH25 6DH

- Lovely central apartment
- Available chain free and quickly
- Balcony
- Garage
- Gated development
- Lovely large living room
- Well appointed kitchen
- Two double bedrooms
- 103 year lease until 2128
- Two bathrooms, one ensuite





SPACIOUS AND IMPRESSIVE TWO BEDROOM FIRST FLOOR FLAT, OFFERED CHAIN FREE. GREAT CENTRAL LOCATION AND FEATURES INCLUDE A GARAGE, BALCONY AND TWO BATHROOMS.

Accommodation: The main door on the ground floor leads to a lovely newly decorated and carpeted communal entrance where a staircase or lift rise to the first floor where this flat's front door then opens to the entrance hall. Double doors then open to the bright double aspect living/dining room which also leads out to the large balcony. There is a lovely well appointed kitchen/breakfast room overlooking the rear. Bedroom one has fitted wardrobes and an ensuite shower room, bedroom two is also a good size and there is an adjoining bathroom.

Outside: There are electric gates giving car access to the rear where this flat has the benefit of a garage (5.7m x 2.7m) plus there are communal gardens. There is the great benefit of the balcony off the lounge.

EPC: C, Council tax band: D, Tenure: Leasehold, there are approx 103 years remaining on the lease which runs until 2128 and most recent maintenance and ground rent figures are £2782 and £275 respectively. Approx floor area 947 sq ft, 88 sq m. Sorry no pets.

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'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.

Park Gate, Whitefield Road, New Milton

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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