



PETTENGELLS
ESTATE AGENTS

14 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DJ
Asking Price £315,000

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

- Impressive upper ground floor flat
- Close to beach and Long Meadow
- Communal gardens & private patio
- Share of freehold
- Well appointed new kitchen
- New bathroom & ensuite
- Two bedrooms
- Parking area
- Private front door





IMPRESSIVE REFURBISHED UPPER GROUND FLOOR FLAT, JUST A STONES THROW FROM THE LOVELY LONG MEADOW AS SHOWN IN PICTURE 11 AND WITH VIEWING RECOMMENDED.

Accommodation: This is an upper ground floor flat with six steps leading up to its own private front door i.e not communal entrance. The hallway leads into the living/dining room, there is a well appointed kitchen, two bedrooms and a bathroom servicing bedroom one and then a shower room.

Outside: This flat has the benefit of a patio off the living room with steps down to the lovely communal garden area as shown in picture 2, this adjoins the car park where this flat has parking for one car.

EPC: E, 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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Total area: approx. 79.0 sq. metres (850.2 sq. feet)



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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