



PETTENGELLS
ESTATE AGENTS

4 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DJ
Asking Price £299,950

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

- Newly refurbished ground floor flat
- Close to beach and Long Meadow
- Communal gardens & private patio
- Share of freehold
- Well appointed new kitchen
- New bathroom & shower room
- Two bedrooms
- Parking area





THIS REFURBISHED TWO BEDROOM, TWO BATHROOM GROUND FLOOR FLAT HAS A PATIO OFF THE LIVING ROOM AND IS SITUATED JUST A SHORT WALK FROM BARTON SEA FRONT.

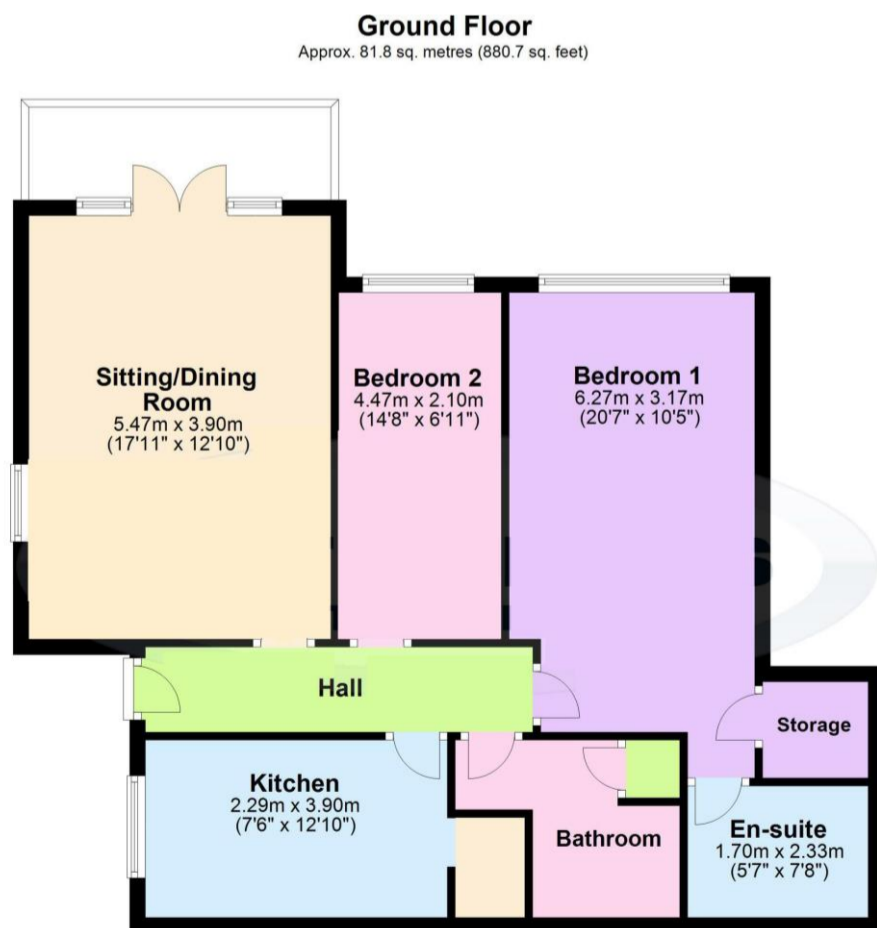
Accommodation: The entrance hall leads into a spacious living/dining room, there is a well appointed kitchen. Bedroom one has a walk in wardrobe as well as an ensuite bathroom, and there is a second bedroom and a shower room.

Outside: This flat has its own patio off the living room and this adjoins the carpark where each flat has parking for one car. To the front of the development there are pleasant lawned communal gardens.

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. 81.8 sq. metres (880.7 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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