



PETTENGELLS
ESTATE AGENTS

27 Forest Court, Ashley Road, New Milton, Hampshire, BH25 6BJ
Asking Price £199,950

27 Forest Court, Ashley Road, New Milton,
Hampshire, BH25 6BJ

- Two double bedrooms
- Living room
- Kitchen/dining room
- Bathroom
- Garage
- Leasehold 79 years remaining
- Central location
- Fully double glazed
- Gas fired central heating
- Pleasant communal gardens





WELL PRESENTED FIRST AND SECOND FLOOR MAISONETTE SITUATED IN A CENTRAL LOCATION WITH THE BENEFIT OF A GARAGE IN A BLOCK

We are pleased to offer this well presented two bedroom duplex apartment situated conveniently close to New Milton town centre with benefits including garage, communal gardens, UPVC glazing and gas fired central heating.

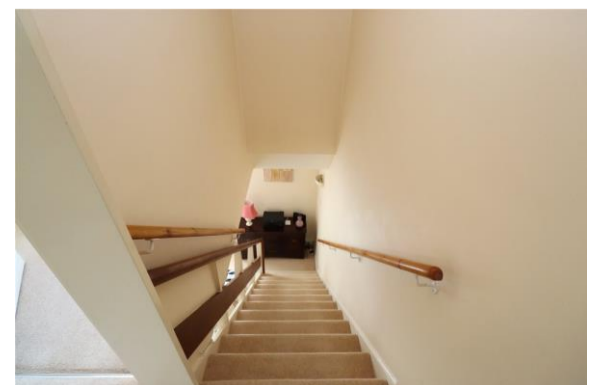
Accommodation: This property has its own front door on the ground floor with stairs leading to the first floor landing with storage cupboard, double doors lead to the lovely bright living room with window to front. There is a sliding door to the kitchen/dining room with pleasant outlook to rear. The kitchen area has space for washing machine, fridge and there is a built in oven and hob. A further staircase leads from the living room up to the second/top floor where there are two double bedrooms, a shower room and a storage cupboard on the landing.

Outside: There are very pleasant communal gardens with lawned areas and there is a garage in a block.

Council tax band: B, Tenure: Leasehold 79 years remaining until 2103, Ground rent: £150 per annum, Last annual maintenance £1400 approx including sinking fund.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems 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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