



PETTENGELLS
ESTATE AGENTS

11 Aldbury Court, Grove Road, Barton On Sea, Hampshire, BH25 7DJ
Asking Price £285,000

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

- Impressive newly refurbished first floor flat
- Close to beach and Long Meadow
- Balcony
- Share of freehold
- Well appointed new kitchen
- New bathroom
- Two bedrooms
- Parking area
- Lovely communal gardens





IMPRESSIVE REFURBISHED FLAT WITH PARTICULARLY SPACIOUS LIVING ACCOMMODATION AND A BALCONY.

Accommodation: Communal entrance with entry phone on the ground floor for this and one other flat. Staircase rises to first floor. There is an entrance hall leading to very spacious living/dining room, and there is a good size well appointed kitchen/breakfast room. There are two bedrooms, with bedroom one opening out to the balcony and there is a bathroom.

Outside: This flat has the benefit of its own balcony with lovely outlook. There are lovely communal grounds surrounding this development with lawned areas, to the rear of the building is a car park with a right to park one car although spaces are not officially allocated.

EPC: D, 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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*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.

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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