



**PETTENGELLS**  
ESTATE AGENTS

Flat 1 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ  
Asking Price £295,000

## Flat 1 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

- Character flat with own garden
- Ground floor
- Newly converted building
- Two double bedrooms
- Living room
- Kitchen
- Bathroom & Ensuite
- Two parking spaces and EV charging point
- Electric heating
- 10 year warranty, part exchange considered





**SUPERB TWO BEDROOM GROUND FLOOR APARTMENT WITHIN THIS ATTRACTIVE CONVERTED LANDMARK BUILDING.**

**Accommodation:** Main door of the building at the front leads to an attractive communal entrance hallway and this flat's front door opens into the living/dining room. There is then an adjoining kitchen and a utility cupboard with washing machine/tumble drier fitted. Bedroom one has a lovely bright ensuite shower room. Bedroom two off the inner hall is also a double bedroom and has a bathroom (also with window) next to it.

**Outside:** There is a double parking bay with EV charging within the car park and this flat has its own private patio off the living room and rear gate ie there is the possibility of entry via the garden rather the communal entrance.

**EPC & Council tax band:** TBC, **Tenure:** Share Of Freehold, 999 year lease, no ground rent, current maintenance: £1651, Approx floor area 689 sq ft, pets on license.

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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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