



**PETTENGELLS**  
ESTATE AGENTS

Flat 5 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ  
Asking Price £285,000

## Flat 5 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

- Bright south facing flat
- Small private patio
- Two parking spaces and EV charging point
- Newly converted character building
- Wonderful living space with high ceilings
- Kitchen
- Two bedrooms
- Bathroom
- Electric heating
- 10 Year warranty, part exchange considered







**SHOW APARTMENT AT THE GEORGE.**

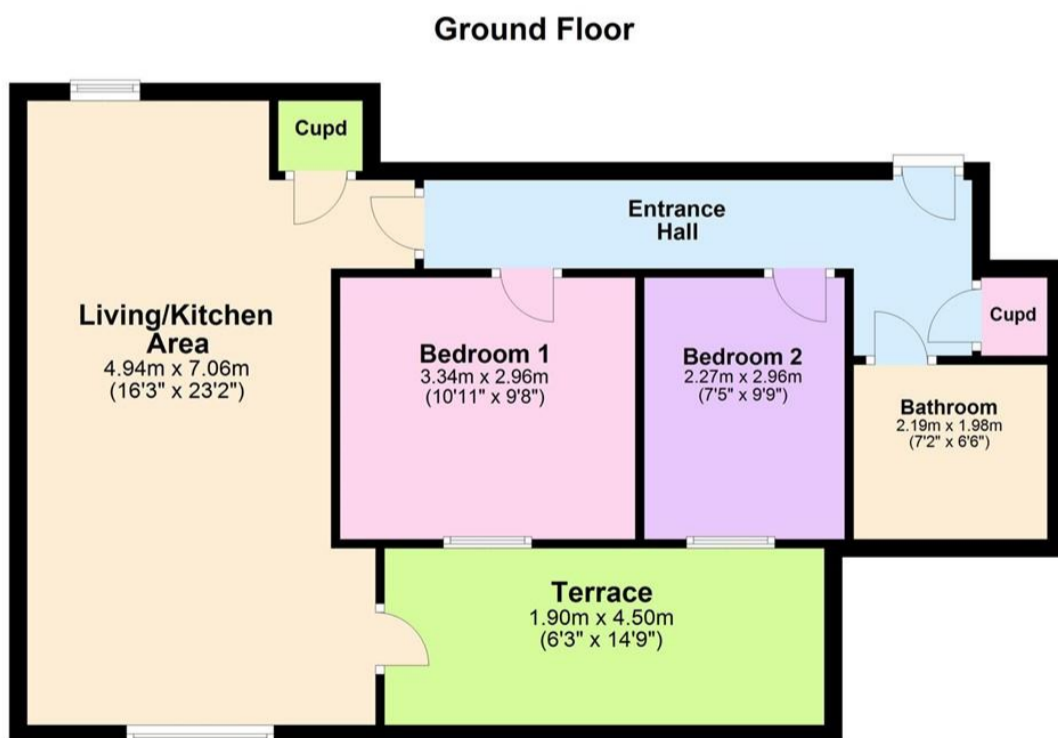
Accommodation: Communal entrance to the rear of the building leads to a hallway for this and just two other flats and this flat's front door opens into the entrance hall. The most impressive living space with feature high vaulted ceiling comprises a lounge and an adjoining kitchen. Usefully, off the lounge is a small south facing patio. There are two bedrooms both bright with south facing sash windows, and then a lovely bathroom.

Outside: There are two allocated parking spaces with EV charging point and there is the aforementioned patio area off the living room.

EPC & Council tax band: TBC, Tenure: Share Of Freehold, 999 year lease, no ground rent, current maintenance: £1651, approx floor area 646 sq ft, pet 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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