



PETTENGELLS
ESTATE AGENTS

9 Parham Close, New Milton, Hampshire, BH25 5XB
Asking Price £127,250

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- Studio apartment - 'Chain free' sale
- Pleasant secluded communal gardens
- Parking space to rear
- Double glazing
- Living room/bedroom
- Kitchen
- Shower room
- Share of freehold & 955 year lease
- May suit investor/buy to let
- Electric heating





IMPRESSIVE STUDIO APARTMENT. MAY BE A GOOD 'BUY TO LET' OPPORTUNITY OR SUIT A FIRST TIME BUYER, WALKING DISTANCE TO STATION, SHORT DRIVE TO NEW FORST OR BEACH.

Accommodation: There are communal entrances to the front and rear of the building and a staircase then leads to the upper floor where this flat's front door opens to the entrance hall. There is then a lovely bright living room/bedroom with electric heater and twin windows looking to the grounds. There is then a kitchen, again with a pleasant outlook. Then the shower room.

Outside: The building has lovely secluded communal lawned gardens to the front and side giving great outside space. There is a car park with allocated parking space, accessed off Cadhay Close.

EPC: C, Council tax band: A, Approx floor area: 301 sq ft

Tenure: This flat has a share of freehold (hence no ground rent payable) then the benefit of the remainder of the original 999 year lease from when the flat was new in the early 1980s. Approx most recent annual maintenance charge £1100 which included extra work.

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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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