



**PETTENGELLS**  
ESTATE AGENTS

Flat 8 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ  
Asking Price £310,000

## Flat 8 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

- Character two storey flat
- Newly converted building
- Two double bedrooms
- Living room & dining room
- Kitchen
- Bathroom
- Small balcony
- Electric heating
- 10 year warranty, part exchange considered
- Two parking spaces with EV charge point







**IMPRESSIVE NEWLY CONVERTED DUPLEX APARTMENT, SITUATED WITHIN THIS PRESTIGIOUS NEW CONVERSION OF ONE OF NEW MILTON'S LANDMARK BUILDINGS.**

**Accommodation:** Main door on the ground floor has entry phone system and leads via a lovely staircase to the first floor where this property's front door opens to a hallway. There is then a small gallery with three steps leading down to the living/dining room and kitchen. On this floor there is also the second bedroom which is a double and a cloakroom. On the upper floor is the main bedroom which is large and opens out to the small balcony, plus a lovely bathroom.

**Outside:** The small balcony and two allocated parking spaces with EV charge point.

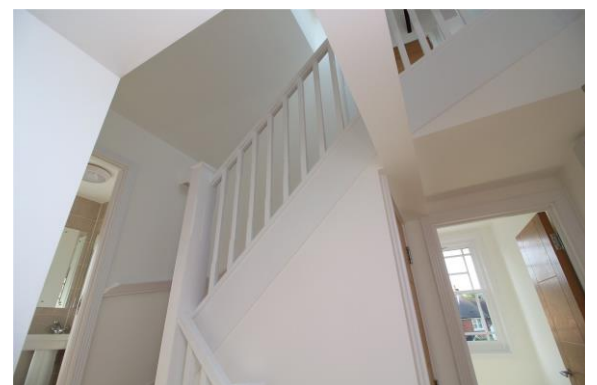
**EPC & Council tax band:** TBC, **Tenure:** Share Of Freehold, 999 year lease, no ground rent, current maintenance: £1651 Approx floor area: 753 sq ft, pet on license.

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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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