

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.

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.



Flat 7 The George, Christchurch Road, New Milton, Hampshire, BH25 6QJ

- Character flat with balcony
- Two parking spaces and EV charging point
- Newly converted building
- Two double bedrooms
- Living/dining room
- Kitchen
- Bathroom
- On the fringe of Barton on Sea
- Electric heating
- 10 year warranty, part exchange considered



NEWLY REFURBISHED FIRST FLOOR FLAT WITH BALCONY, CONVENIENTLY SITUATED CLOSE TO SHOPS AND AMENITIES.

Accommodation: Entrance on Christchurch Road leads to a lovely staircase leading up to the first floor, where there is just this flat and two others. Flat 7's front door opens to the open plan living space comprising a lounge and dining area along with a kitchen. There is a balcony giving useful outside space. An inner hall then leads into the two double bedrooms and bathroom with window.

Outside: The aforementioned balcony as well as two allocated parking spaces with EV charging point.

EPC & Council tax band: TBC, Tenure: Share Of Freehold, 999 year lease, no ground rent, current maintenance: £1651, Approx floor area: 657 sq ft, pet on license.