



PETTENGELLS
ESTATE AGENTS

102 Buckingham Walk, New Milton, Hampshire, BH25 5UN
Asking Price £189,950

102 Buckingham Walk, New Milton, Hampshire,
BH25 5UN

- 1 Bedroom ground floor apartment
- 999 Year lease from 1982
- Allocated parking space close by
- Private front and rear garden
- Own personal front door and rear door to garden
- Double glazed
- Chain free sale
- Ideal first time buyer or investment purchase
- Very well presented
- Gas fired central heating





A LOVELY ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN A POPULAR LOCATION, OFFERED CHAIN FREE.

Accommodation: A UPVC double glazed front door opens into the lounge with electric fire and surround with a window overlooking the front garden. A large storage cupboard is in the lounge housing the gas boiler. A door leads into the inner hallway with a further storage/airing cupboard which then leads into the double bedroom with fitted wardrobe and overlooking the rear garden. The well appointed modern kitchen has built in dishwasher, oven, hob and extractor with freestanding fridge/freezer and washing machine. A door from the kitchen leads into the lovely rear garden. There is storage shed which is also included in the sale.

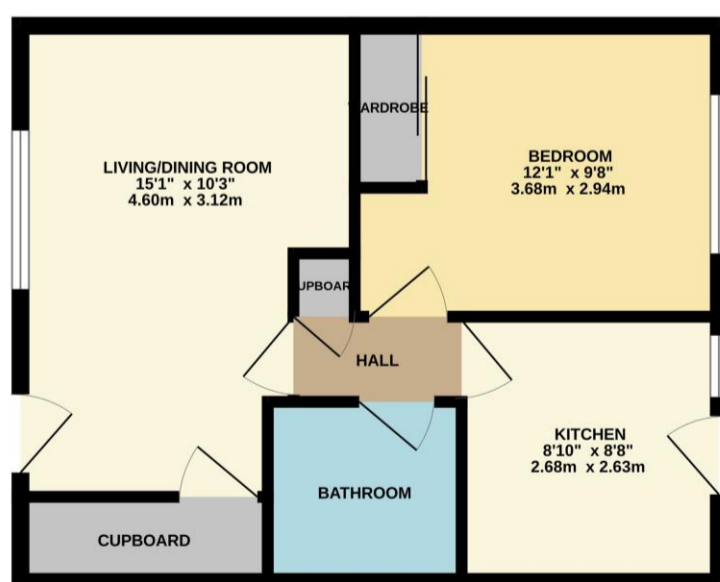
Outside: There is an allocated parking space close by with further communal parking. The mature front garden consists of flower and shrub borders. The rear garden is low maintenance with patio shingle area all fenced in with a gate to the side. There is also a handy storage shed.

EPC: C, Council tax band: B, Tenure: Leasehold, £25 per annum ground rent.

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

GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA - 427 sq.ft. (39.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 12.0.0

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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