



**PETTENGELLS**  
ESTATE AGENTS

2 Russell Court, 11 Whitefield Road, New Milton, Hampshire, BH25 6DE  
Asking Price £187,500

2 Russell Court, 11 Whitefield Road, New Milton,  
Hampshire, BH25 6DE

- First floor flat
- Two bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Newly decorated & carpeted
- Allocated parking space
- Convenient location
- Chain free sale
- 89 Year lease







**TWO BEDROOM FIRST FLOOR FLAT SITUATED IN THE HEART OF NEW MILTON OFFERED CHAIN FREE.**

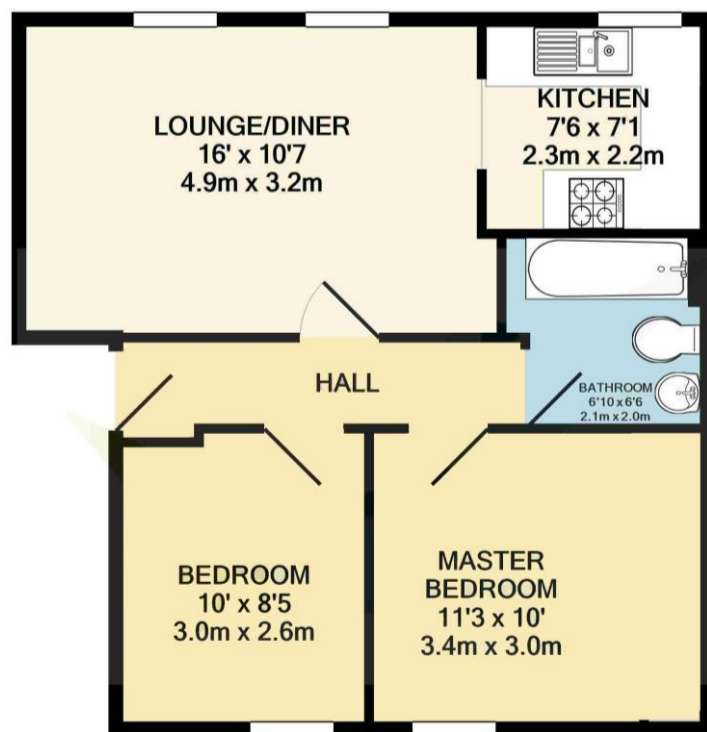
Accommodation: Main communal door on the ground floor leads to a staircase and this flat's front door opens to an entrance hallway. (Note: Communal areas due to be redecorated and recarpeted soon.) There is a bright living/dining room leading into the kitchen. Then two bedrooms and a bathroom.

Outside: There is an allocated parking space in the courtyard.

EPC: C, Council tax band: B, Tenure: Leasehold: Expires January 2114, last annual maintenance & ground rent fees of £1024 and £142, not pets.

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



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (45.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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**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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