



**PETTENGELLS**  
ESTATE AGENTS

7 Linden House, The Square, Pennington, Hampshire, SO41 8GN  
Asking Price £121,000

7 Linden House, The Square, Pennington,  
Hampshire, SO41 8GN

- First floor flat
- One bedroom
- Open plan living space
- Kitchen area
- Shower room
- Viewing recommended
- Potential buy to let
- New 125 year lease, pet ok
- Central heating & double glazing
- Close to shops





**FIRST FLOOR FLAT AVAILABLE 'CHAIN FREE'.**

**Accommodation:** There is a communal entrance leading to the first floor and this flat's front door opens to a hallway. There is a pleasant open plan living/dining room/kitchen, a double bedroom and a shower room.

**Outside:** This flat does not have a garden or parking.

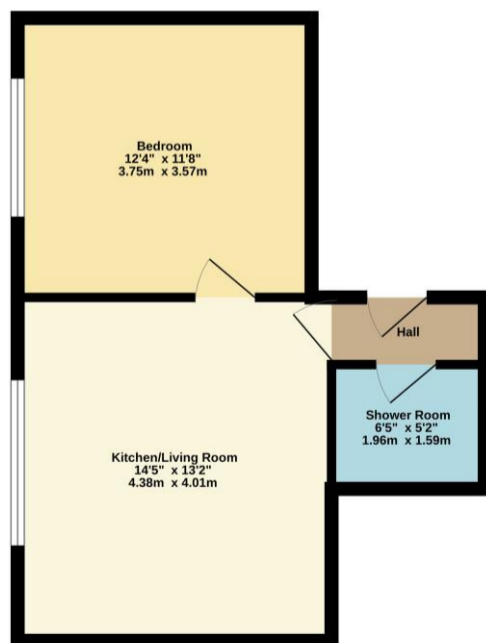
**EPC:** C, **Council tax band:** A, **Tenure:** Leasehold New 125 year lease.

**No ground rent & maintenance 'as and when'** (last year £200), **building insurance** last year £100.

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

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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