



**PETTENGELLS**  
ESTATE AGENTS

7 Charlotte Court, 14 Old Milton Road, New Milton, Hampshire, BH25 6DT  
Asking Price £240,000

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- First Floor Apartment
- Two Bedrooms
- Living/Dining Room
- Kitchen
- En Suite Shower Room
- Bathroom
- Allocated Parking Space
- Central Location
- 993 year lease and share of freehold





**TWO DOUBLE BEDROOM CENTRAL APARTMENT WITH SHARE OF FREEHOLD.**

Situated in the heart of New Milton, we are pleased to offer this two double bedroom first floor flat with views overlooking the recreation ground.

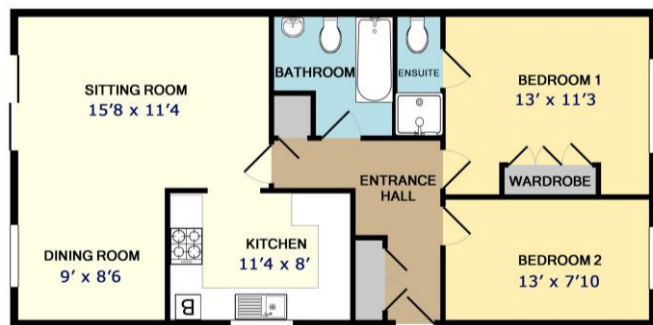
Accommodation: There is a video entry phone system on the ground floor with stairs leading to the first floor. This flat's front door opens to the entrance hall with doors leading to the two bedrooms, with the main bedroom having an ensuite shower room. There is an L-shaped living/dining room with window and a door to the Juliette balcony overlooking the recreation ground. An archway leads to the fitted kitchen. Please note flat is quite cluttered currently, so we are showing mainly historical internal pictures.

Outside: There is an allocated parking space.

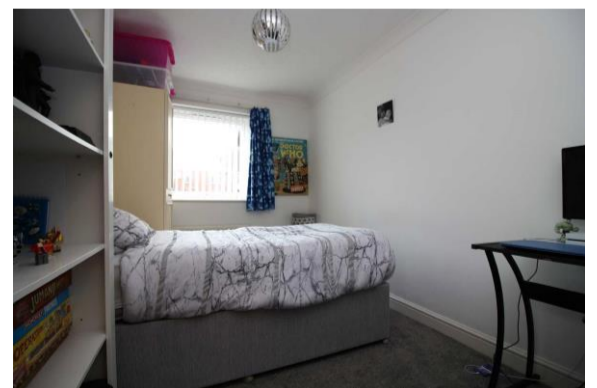
EPC: C, Council tax band: C, Tenure: Share of freehold hence no ground rent, we understand from the owners the maintenance is approximately £1600 per annum.

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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 745 SQ.FT. (69.3 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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