



PETTENGELLS
ESTATE AGENTS

20 Floriston Gardens, New Milton, Hampshire, BH25 5DL
Asking Price £135,000

20 Floriston Gardens, New Milton, Hampshire,
BH25 5DL

- Two double bedrooms
- Lovely modern kitchen with window
- Lounge overlooking the communal garden
- Own personal front door
- Double glazed
- Electric heating
- Beautiful condition
- Chain free sale
- A small development for the over 55's
- Shops and bus stop close by





A LOVELY TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH ITS OWN FRONT DOOR, FOR THE OVER 55's.

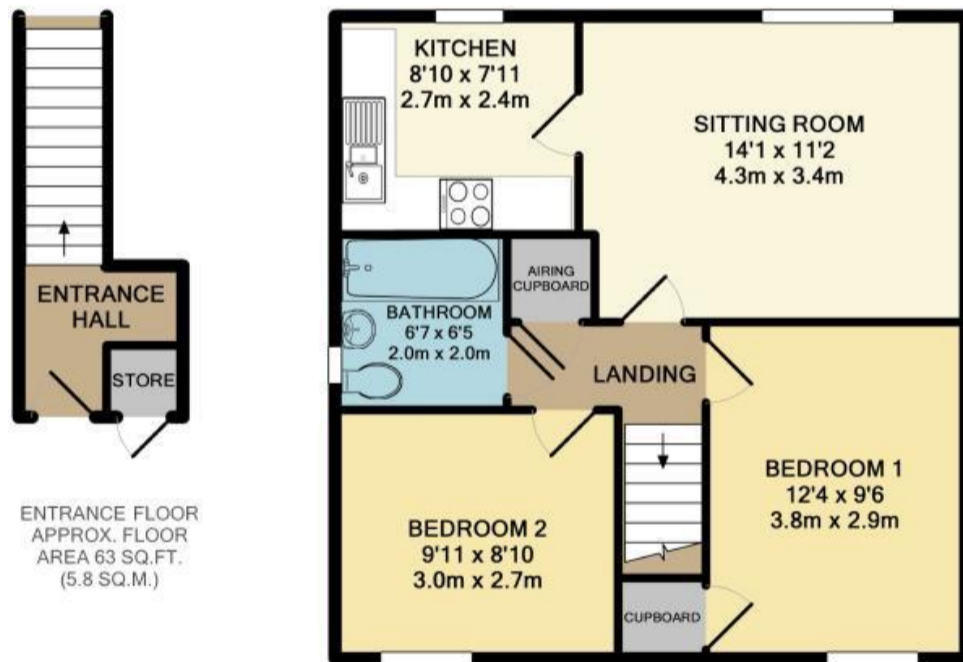
Accommodation: Your own private front door opens into the entrance hall with storage and hanging space with stairs leading to the first floor. Door to the lovely living room with window overlooking the communal gardens which leads into the recently replaced kitchen with built in double oven and hob and window to the side. There are two double bedrooms and a nicely appointed bathroom with shower to compliment.

Outside: There are pleasant communal gardens with a communal parking area to the front on a first come first served basis.

EPC: D, Council Tax Band: B, Tenure: Leasehold, 61 Years Approx Remaining until Nov 2085 - The development is overseen by a 'house manager' based at another site close by. Last annual maintenance/Ground Rent combined circa £2006 per annum

PETTENGELLS
ESTATE AGENTS

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



ENTRANCE FLOOR
APPROX. FLOOR
AREA 63 SQ.FT.
(5.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 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
Made with Metropix ©2018



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.

PETTENGELLS
ESTATE AGENTS

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