



**PETTENGELLS**  
ESTATE AGENTS

2 Linden House, The Square, Pennington, Hampshire, SO41 8GN  
Asking Price £134,950

## 2 Linden House, The Square, Pennington, Hampshire, SO41 8GN

- Ground floor flat one bed flat
- Living Room
- Kitchen
- Shower room
- Potential buy to let
- New 125 year lease, pet ok
- Central heating & double glazing
- Close to shops
- Off road parking bay & small garden area
- Own front door





ONE BEDROOM GROUND FLOOR FLAT WITH NEW 125 YEAR LEASE, OFF ROAD PARKING BAY AND SMALL GARDEN AREA.

Accommodation: The flat has its own front door which opens to the entrance hall, there is then a lounge with back door leading to the small garden, a bedroom and a shower room. Will be redecorated before sale.

Outside: This flat unusually benefits from its own outside space including an off road parking bay plus a small area of paved garden.

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. Approx floor area: 548 sq ft

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

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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