



**PETTENGELLS**  
ESTATE AGENTS

23 Homemill House, Station Road, New Milton, Hampshire, BH25 6HX  
Offers Over £50,000

23 Homemill House, Station Road, New Milton,  
Hampshire, BH25 6HX

- Apartment offered chain free, no stamp duty
- For age 55+
- Lift Access
- One Bedroom, bathroom
- Living room & kitchenette
- Roof Garden
- Residents' Lounge
- 24 Hour Careline facility
- Central location in heart of town





**IMPRESSIVE McSTONE FLAT IN CENTRAL LOCATION.**

**Accommodation:** On the ground floor there is an entry phone system, a lift or stairs then leads to the second floor where this flat's front door opens to the entrance hall, there is then a living/dining room, kitchenette, bedroom and bathroom.

**Outside:** The flat has the benefit of the lovely communal garden shown in one of the photos. There is limited parking to the rear of the building but no allocated spaces.

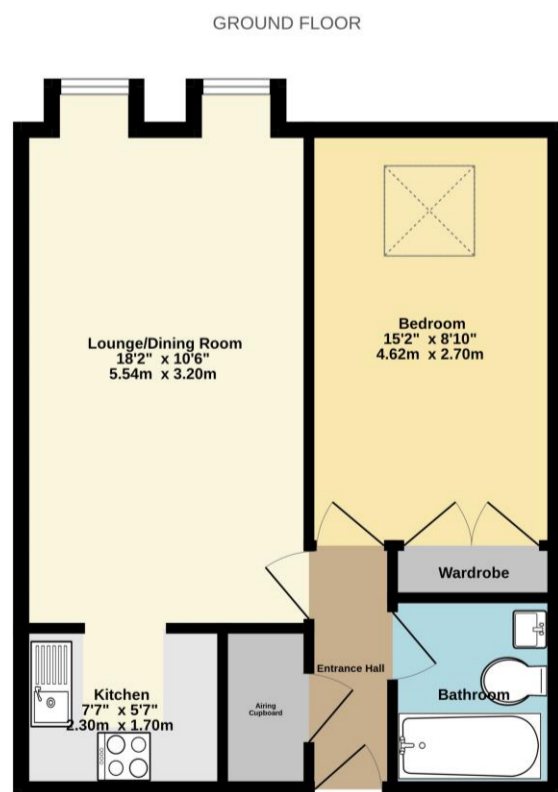
**Tenure:** Note: - We understand that the original 99 year lease was granted circa 1981 hence there are approx 56 years remaining on the original lease. Maintenance and ground rent combined circa £4000 pa tbc. Flat to be sold with existing lease so a buyer may consider extending the lease themselves in the future (after two years there is the right to do so, or sooner with approval from freeholder).

**Communal Facilities:** - The building has a guest suite (chargeable) as well as the aforementioned garden, a laundry room and a large residents' lounge. There is a 24 hour Careline facility offering peace of mind for residents and their loved ones, and house manager on site most days.

**EPC:** C, **Council tax band:** A, **Tenure:** Leasehold, **Approx floor area:** 473 sq ft.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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