



**PETTENGELLS**  
ESTATE AGENTS

11 Floriston Gardens, New Milton, Hampshire, BH25 5DL  
Asking Price £140,000

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

- Beautifully presented first floor flat
- Personal entrance
- Double glazed with replaced electric heating
- Shower room
- Good size lounge
- Two double bedrooms
- Modern kitchen & shower room
- Communal gardens
- Chain free
- Small development for the over 55's





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

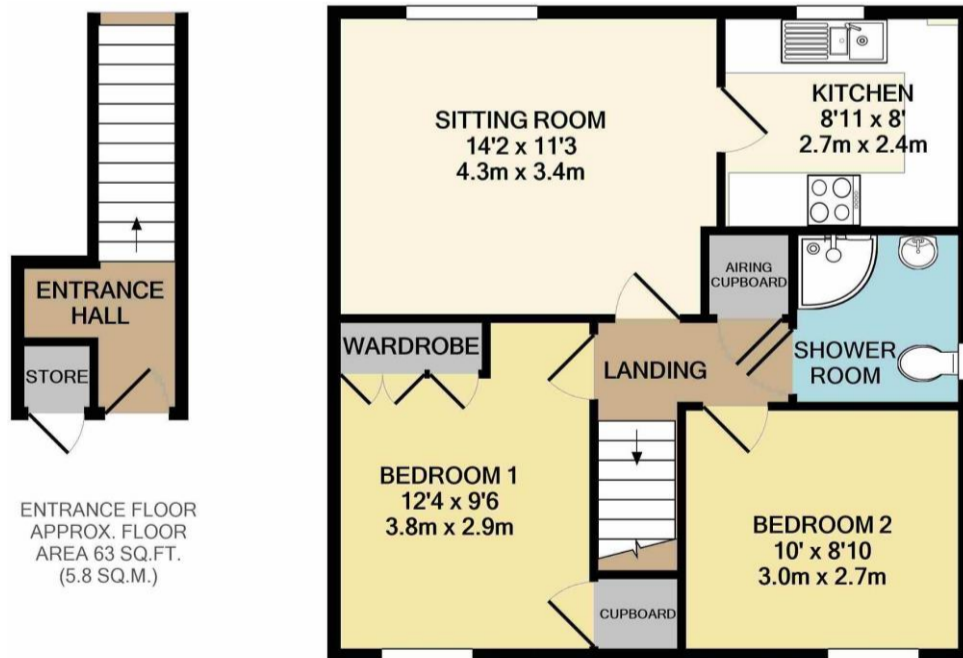
Accommodation: Personal front door opens into entrance porch with hanging space for coats. Stairs lead to the first floor and a door leads into the lounge which overlooks the rear. Archway into the nicely appointed kitchen, window overlooking the rear with built-in electric hob and electric oven with extractor, space for fridge, freezer and washing machine. Door into bedroom one with built-in cupboards and the second bedroom with outlook to the front. On the landing a door to airing cupboard with space for tumble dryer. Shower room with window to side.

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

EPC: C, Council Tax Band: B, Tenure: Leasehold, 99 Years from 1st November 1986, 61 years approx remaining, expires 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

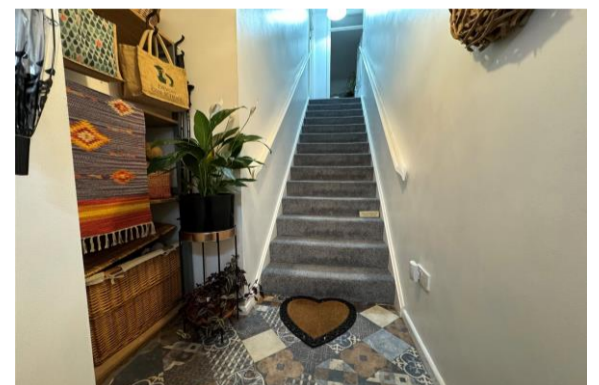
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



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 ©2019



**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