



**PETTENGELLS**  
ESTATE AGENTS

2 The Oaks, Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HG  
Asking Price £345,000

## 2 The Oaks, Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HG

- Prestigious gated development near seafront
- Superb ground floor apartment
- Two double bedrooms
- Bathroom & ensuite both with underfloor heating
- Living/dining room with doors out onto patio
- Well appointed kitchen
- Allocated parking, private shed & bike store
- Pleasant communal gardens
- Share of freehold, pet ok
- Chain free sale





**SUPERB MODERN TWO BEDROOM, TWO BATHROOM APARTMENT, CHAIN FREE SALE, SHARE OF FREEHOLD.**

Available quickly, we are pleased to offer this two bedroom ground floor flat, situated just a short walk back from Barton beach.

Accommodation: Steps lead up to the communal entrance where the building has a video entry phone system and this flat's front door then opens to the entrance hall which opens into the lovely bright double aspect living/dining room, which also opens out to the patio area. Adjoining is a well appointed kitchen which also houses the boiler for the gas fired central heating (radiators). Bedroom one has a fitted wardrobe and ensuite shower room. Bedroom two is also a double bedroom with fitted wardrobes and opposite this is the bathroom.

General: This is a high spec' apartment including solid oak internal doors and was originally built with high performance insulation and acoustic floor and wall sound proofing.

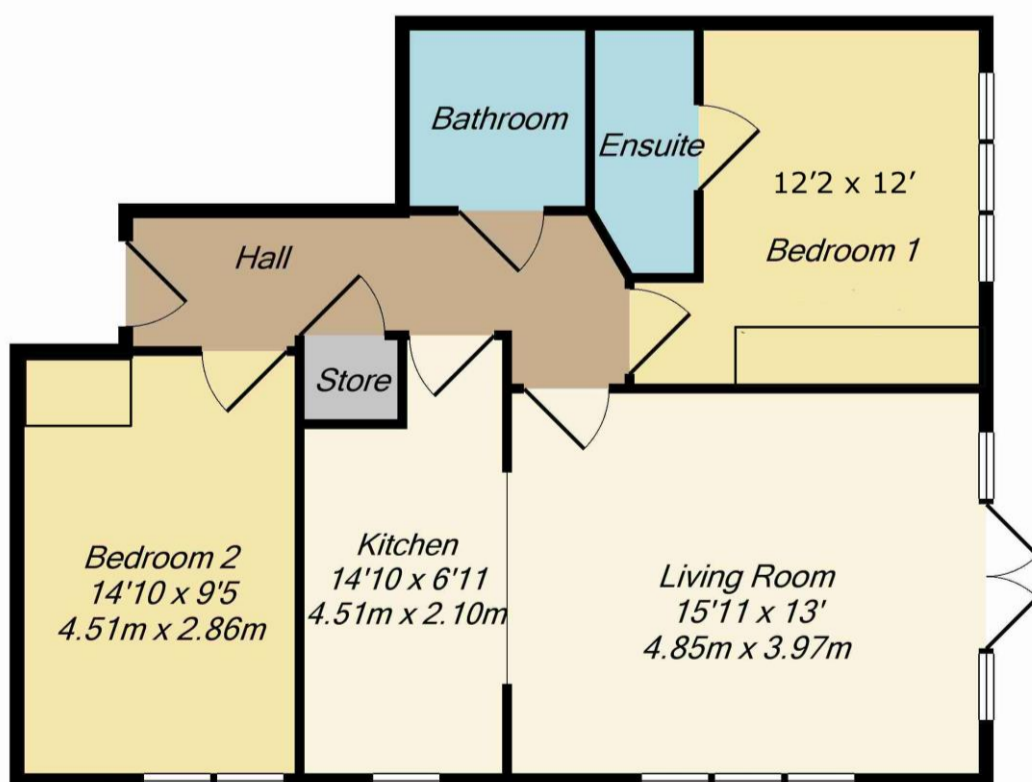
Outside: The development is approached via electric gates leading to the car park where this flat has its own space, plus there are 6 visitor spaces. To the rear of the building is a lovely lawned area and this flat also has the benefit of its own shed as well as use of a lockable bike store, both shown in picture 10. To the front of the flat off the living room is a lovely paved patio which forms part of the wider communal grounds.

Tenure: The flat has the benefit of a share of freehold, as well as the balance of the original lease with approx 115 years remaining, no ground rent payment, most recent annual maintenance £2800. This is a larger than normal payment as it included a contribution towards the sinking fund. Pet ok.

EPC: B, Council tax band: D, Tenure: Share of freehold, Approx floor area: 721 sq ft.

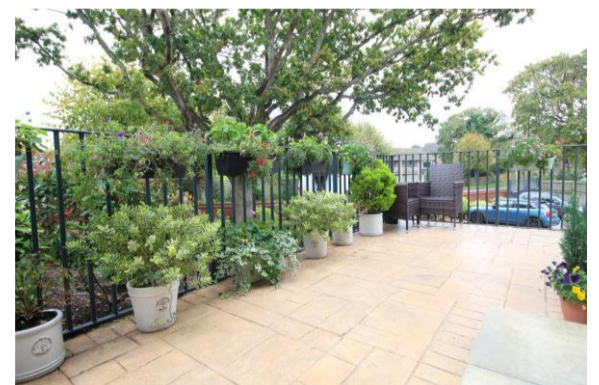
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*Measurements are approximate. Not to scale. Illustrative purposes only  
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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. 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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