



PETTENGELLS
ESTATE AGENTS

33 Aspen Place, New Milton, Hampshire, BH25 6NX
Asking Price £219,950

33 Aspen Place, New Milton, Hampshire, BH25 6NX

- Two double bedroom first floor flat
- Own personal entrance
- Kitchen/breakfast room
- Good size lounge
- Bathroom
- Garage in a block closeby
- Double glazed and electric heating
- Extended lease
- Chain free sale





TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH YOUR OWN PERSONAL ENTRANCE, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE, WITH EXTENDED LEASE.

Accommodation: This apartment has its own front door on the ground floor, i.e. not a communal entrance. This leads to a staircase which rises to the main hallway of the flat on the first floor. There is a spacious lounge which enjoys a bright aspect. There is then a good-sized kitchen/breakfast room. There are two double bedrooms and a bathroom.

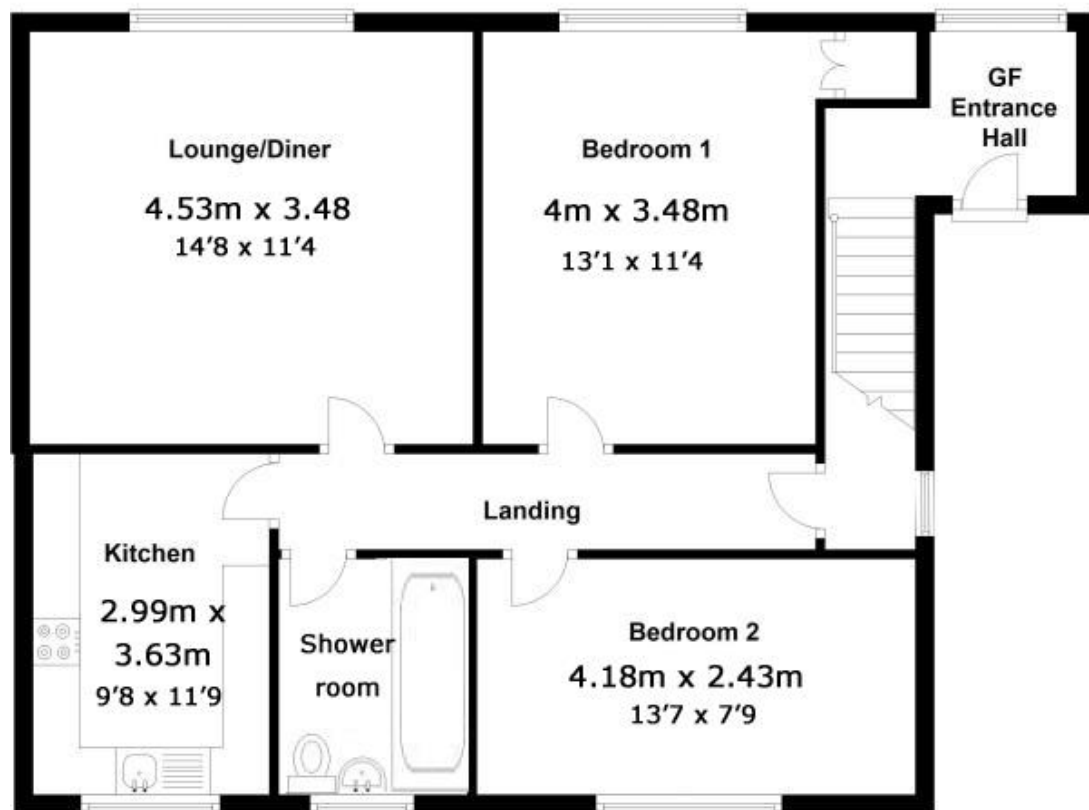
Outside: There are lovely mainly lawned communal gardens surrounding the development and this flat has the benefit of its own garage closeby in a block.

Council tax band: B, Tenure: Leasehold, approx 128 years remaining, Last annual maintenance: Approx £1320 per annum including ground rent.

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

Ground Floor



Plan is not to scale.
Plan produced using PlanUp.



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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