



PETTENGELLS
ESTATE AGENTS

10 Maryland Court, Cliff Road, Milford On Sea, Hampshire, SO41 0UZ
Asking Price £350,000

10 Maryland Court, Cliff Road, Milford On Sea,
Hampshire, SO41 0UZ

- Appealing top floor sea front apartment
- Two bedrooms
- Balcony with fantastic view
- South facing living room
- Kitchen
- Bathroom
- Share of freehold
- Garage & communal gardens
- Good location, walking distance to village
- Gas central heating - fairly modern boiler





LOVELY TOP FLOOR FLAT WITH SEA VIEWS

Accommodation: A staircase leads to the top/second floor with this flat's front door opening to an entrance hall and then a main hallway where there is a lovely south facing living room leading to the balcony which both enjoy fantastic sea and Island views, as does bedroom one. There is a second bedroom which is also a generous size, a kitchen and a bathroom which has the benefit of a shower cubicle as well.

Outside: There are communal gardens and this flat has the benefit of a balcony and a garage in a block.

Council tax band: E, Tenure: Share of freehold plus 143 year lease until 2168, maintenance TBC,

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

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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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