



PETTENGELLS
ESTATE AGENTS

30 Bramshaw Way, Barton On Sea, New Milton, Hampshire, BH25 7ST
Offers in excess of £225,000

30 Bramshaw Way, Barton On Sea, New Milton,
Hampshire, BH25 7ST

- Impressive first and second floor maisonette
- Living/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- Bathroom/WC
- Shower Room/WC
- Electric Heating
- Garage
- Garden
- Close to Chewton Glen Hotel





LOVELY TWO BEDROOM MAISONETTE WITH GARAGE AND ITS OWN GARDEN AND 111 YEARS OF APPROX REMAINING ON THE LEASE.

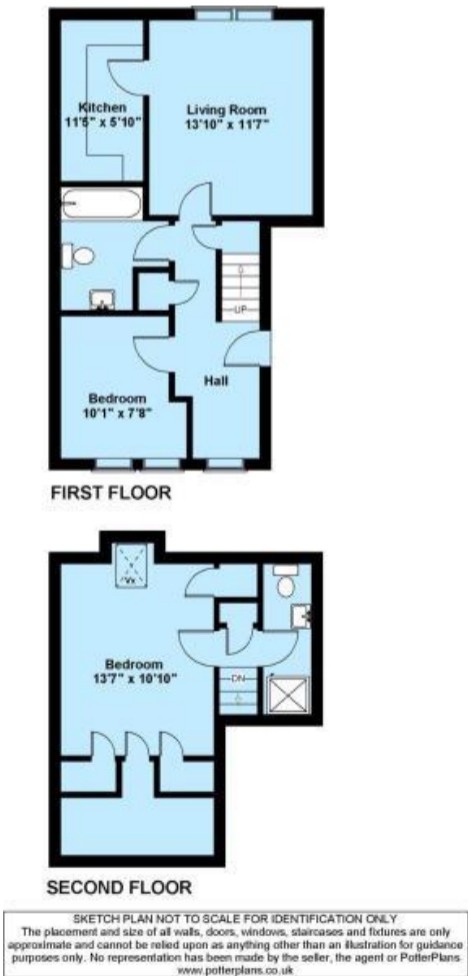
Accommodation: A communal entrance on the ground floor accesses this and three other apartments. This flat's front door on the first floor opens to an entrance hallway, which in turn leads to the living/dining room which has a pleasant outlook to the rear and off this is a kitchen. On this floor is also the second bedroom and the bathroom, and then the staircase leads to the upper floor where the landing opens to the main bedroom and a shower room.

Outside: There is a garage in a block and this maisonette has the benefit of its own garden area as shown in photo 4.

EPC: D, Council tax band: C, Tenure: Leasehold until 2136 ie 111 years left, maintenance 'as and when' plus buildings insurance, ground rent £150 pa tbc, Approx floor area: 753 sq ft (70 sq m)

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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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