



PETTENGELLS
ESTATE AGENTS

89 Eastlands, New Milton, Hampshire, BH25 5PJ
Asking Price £142,950

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- Well presented top floor flat
- One bedroom
- Living/dining area
- Kitchen
- Impressive bathroom
- 155 year lease
- Lovely communal gardens
- Parking to front
- Pets ok
- Pleasant distant rural outlook





APPEALING ONE BEDROOM TOP/SECOND FLOOR FLAT, SPECIFICALLY FOR UNDER 35.

Accommodation: A communal entrance with entry phone system leads to a staircase rising to the top floor where this flat's front door opens to a hallway and then in turn the impressive and homely, open plan living space comprising lounge/dining and kitchen areas. The bedroom has the benefit of a lovely rural outlook into the distance and there is a bright bathroom.

Outside: There is a car park adjoining the building. The flat has the benefit of the lovely communal gardens as shown in the photo.

EPC: C, **Council tax band:** A, **Tenure:** Leasehold - 155 years remaining until 2180. Last annual maintenance and ground rent combined £1234. Pet allowed.

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



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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