



PETTENGELLS
ESTATE AGENTS

2 Cherry Tree Court, Station Road, New Milton, Hampshire, BH25 6LP
Guide Price £189,000

2 Cherry Tree Court, Station Road, New Milton,
Hampshire, BH25 6LP

- Two bedroom ground floor flat
- Conveniently close to town centre
- Garage
- Patio and communal garden
- Chain free sale
- Living/dining room
- Bathroom
- Kitchen
- 74 years left on lease, priced accordingly
- Flat to be sold with existing lease





OFFERED CHAIN FREE THIS TWO BEDROOM GROUND FLOOR FLAT, CONVENIENTLY SITUATED CLOSE TO THE TOWN CENTRE, AND WITH THE BENEFITS OF A GARAGE AND A PATIO AREA OFF THE LIVING ROOM.

Accommodation: Communal entrance leads to this flat's front door which opens to the entrance hall. There is a spacious living/dining room opening on to the patio area. There is a kitchen which also houses the gas boiler for the central heating, and there are two double bedrooms both with fitted wardrobes, and a bathroom.

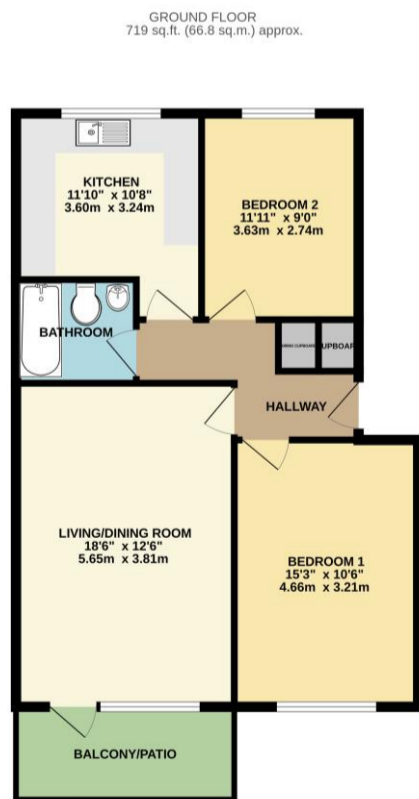
Outside: There's a garage and a block, communal lawn gardens, plus this flat has the benefit of a patio off its living room.

EPC: C, Council tax band: C, Tenure: Leasehold 74 years remaining until 2099. Vendor is not intending on getting a lease extension, so this is over to a buyer once purchased. Hence cash buyers only currently (or check with proposed lender please). Last annual maintenance and ground rent £1128 & £50

Living/dining room 6.25m x 3.75m
 Bedroom one 4.65m x 3.2m
 Bedroom two 3.6m x 2.75
 Kitchen 3.22m x 2.85m

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TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Letroplan (2020)

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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