



**PETTENGELLS**  
ESTATE AGENTS

14 Mallard Buildings, Station Road, New Milton, Hampshire, BH25 6HY  
**Asking Price £169,000**

14 Mallard Buildings, Station Road, New Milton,  
Hampshire, BH25 6HY

- Spacious two bedroom first floor flat
- Centre of town, close to shops/amenities
- Balcony
- 28' Living/dining room
- Kitchen
- Bathroom
- 143 Year lease
- Electric heating





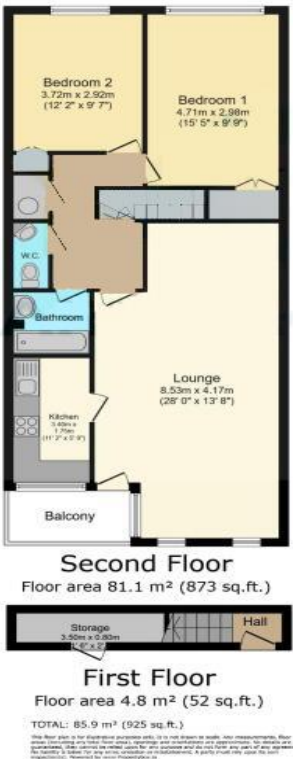


**SPACIOUS TWO BEDROOM TOP FLOOR FLAT WITH BALCONY OFFERED 'CHAIN FREE' IN CENTRE OF NEW MILTON TOWN.**  
Accommodation: There is a communal front door leading to a staircase rising to the first floor where this flat has its front door. This then opens to an entrance hall where there is then in turn a staircase leading up to the accommodation, all on the second floor. Initially there is a main hallway and then a large living/dining room with feature part vaulted ceiling, access to the balcony and then the kitchen. There are two double bedrooms, both with fitted wardrobe, a bathroom and a separate cloakroom.

Outside: This flat does have the benefit of its own balcony, approx 9' x 7'. There is no allocated parking with this property.

EPC: E, Council tax band: C, Tenure: Leasehold, 143 years remaining until 2168. Maintenance and ground rent approx £2000 per annum.

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



View from balcony



**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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