



PETTENGELLS
ESTATE AGENTS

18 Homeforde House, Grigg Lane, Brockenhurst, SO42 7QX
Offers Over £90,000

18 Homeforde House, Grigg Lane, Brockenhurst, SO42 7QX

- One Bedroom McStone Flat for age 55+
- Communal Lounge for socialising
- Electric heating
- 24hr Careline System
- Guest Suite for visitors
- Lovely village location
- Modern kitchen and bathroom
- Bright living room opening to garden/patio
- Close to open New Forest and Railway station





GROUND FLOOR McSTONE FLAT WITH GARDEN ACCESS. WONDERFUL LOCATION IN HEART OF BROCKENHURST VILLAGE. CHAIN FREE SALE.

Accommodation: The building has communal entrances with entry phone system and then this flat's front door opens to the hallway which has a spacious cupboard/airing cupboard and then leads to the living/dining room, this has a window and door with attractive outlook to the communal gardens where there is also a patio adjoining this flat. An archway leads to the modern kitchenette. There is a good-sized bedroom with built-in wardrobe and then a modern bathroom with shower over the bath.

Outside: - Lovely communal gardens and patio adjacent. General parking area (limited spaces).

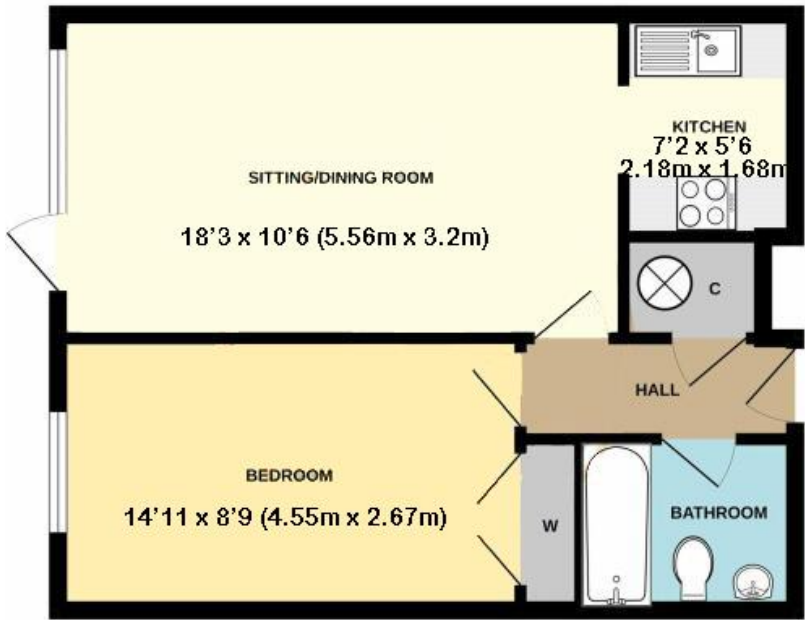
Facilities: - There is an impressive residents lounge and guest suite for visitors (nominal charge). The 24 hour Careline/communication facility gives flat residents and their relatives some peace of mind.

EPC: C, Council Tax Band: B, Approx yearly maintenance: £4442. Ground rent £885. Dog ok. Tenure: Leasehold: 54 years remaining until 2079. Flat to be sold with existing lease and priced accordingly. Future buyer can then extend lease at their cost.

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



GROUND FLOOR
42.6 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 42.6 sq.m. (459 sq.ft.) approx.
Made with Smartplan 6.0202



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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