



**PETTENGELLS**  
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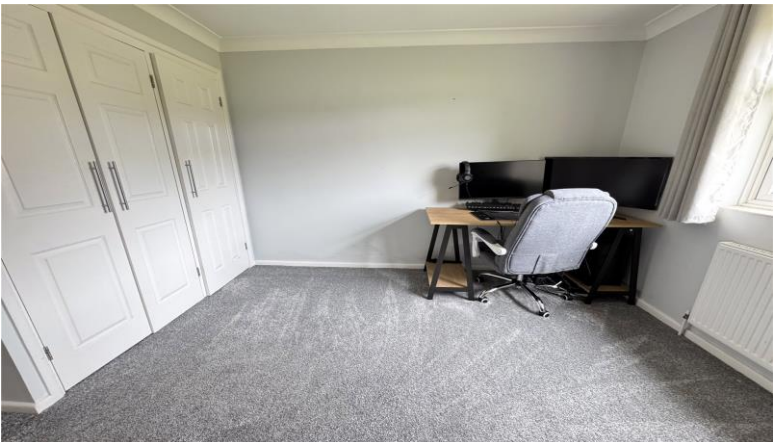
2 Keswick Court, Keswick Road, New Milton, Hampshire, BH25 5JQ  
**Asking Price £259,950**

## 2 Keswick Court, Keswick Road, New Milton, Hampshire, BH25 5JQ

- Recently refurbished 2 double bedroom ground floor flat
- Built in wardrobes to both bedrooms
- Impressive lounge with doors to communal garden
- Share of freehold
- Garage in a block close by
- Own private entrance
- Recently replaced well appointed kitchen
- Walk in shower room
- Gas fired central heating and double glazed
- Large communal garden







A STUNNING TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH YOUR OWN PERSONAL ENTRANCE AND DOOR DIRECTLY ONTO COMMUNAL GARDENS.

Accommodation: Front door opens into handy entrance porch which in turn leads into the hallway with door into the very well appointed and recently replaced kitchen. The lovely bright living room which overlooks and opens onto communal grounds. An inner hallway then leads to two double bedrooms both with built in wardrobes and there is a luxurious shower room with double shower.

Outside: There is communal parking area and a garage in a block closeby with outside drying area, water tap and power. There is a large lawned area to the front and back which is all taken care of as part of the maintenance.

EPC: D, Council tax band: C, Tenure: Share of freehold with approx 948 years remaining and The maintenance is approx £1,600 per annum with no ground rent.

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

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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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