



PETTENGELLS
ESTATE AGENTS

Flat 2 Queens Court, Cutler Close, New Milton, Hampshire, BH25 5DB

Asking Price £182,500

**Flat 2 Queens Court, Cutler Close, New Milton,
Hampshire, BH25 5DB**

- One bedroom ground floor apartment
- Open plan living accommodation
- Bathroom with window
- One double bedroom with range of built in wardrobes
- Double glazed
- Gas fired central heating
- Large communal garden/grounds and parking area
- Non estate location





A LOVELY ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT IN A NON ESTATE LOCATION

Accommodation: From the communal hallway which accesses only 4 apartments the front door opens into the open plan kitchen/dining room and lounge, with patio doors from the lounge area opening on to the communal gardens. The well appointed kitchen has a built in oven, hob and fridge/freezer with space for a washing machine, with the gas boiler located in a cupboard. The inner hallway leads to a large double bedroom with window to the rear and a comprehensive range of built in wardrobes. The bathroom with shower over is a good size and has a window also to the rear.

Outside: There are well cared for communal gardens to the front and rear with generous parking area for Queens Court residents.

Tenure: Leasehold, 189 years from March 1975 with approximately 138 years remaining. The vendor has informed us that last years maintenance was approximately £1200 per annum with half being paid every 6 month.

Council tax band: B

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.
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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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