



**PETTENGELLS**  
ESTATE AGENTS

10 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ  
Offers in the region of £127,000

### 10 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ

- Lovely ground floor flat for age 50+
- Close to town centre
- Lovely communal gardens and parking
- 114 years remaining on lease
- Newly decorated and carpeted
- Living room
- Kitchen/breakfast room
- Bathroom
- Bedroom with fitted wardrobe
- 24 Careline facility plus house manager





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS NEWLY DECORATED AND CARPETED ONE BEDROOM GROUND FLOOR FLAT FOR THE OVER 50s, SITUATED IN THIS ATTRACTIVE DEVELOPMENT. JUST A SHORT WALK FROM NEW MILTON TOWN CENTRE

Accommodation: There is an entry phone system which leads to this flat on the ground floor. This leads to this flats front door which in turn opens to a hallway where there is a cupboard for storage and also housing the water tank. There is a living room, leading into the kitchen. There is a bedroom with fitted wardrobe and a bathroom.

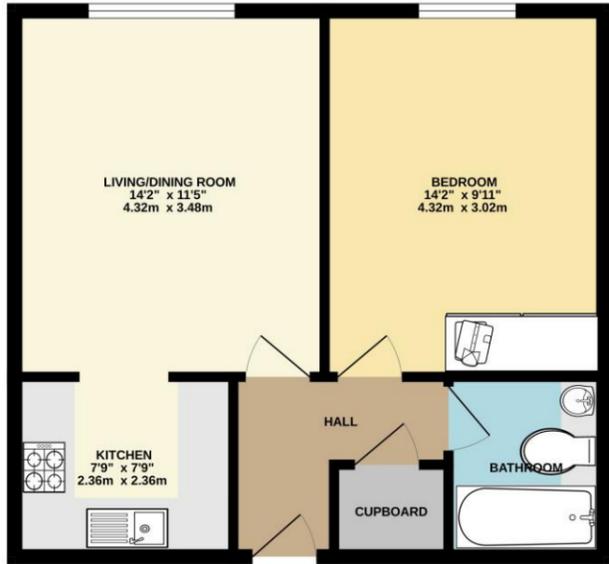
Outside: There is a car park serving the building, although spaces are not allocated specifically. There are delightful gardens surrounding Lakeside Pines, beautiful lawned areas with shrubs, trees and a lovely south facing area to the rear of the building where there is an extensive paved area and also a pedestrian shortcut into town.

EPC: C, Council tax band: C, Tenure: Leasehold 114 years remaining until 2139, Maintenance and ground rent approx. £285 pcm. Well behaved dog or house cat ok.

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

GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA - 480sq.ft. (44.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.  
Made with Homestyler (2022)



**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. 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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