



**PETTENGELLS**  
ESTATE AGENTS

14 Trevone, Herbert Road, New Milton, Hampshire, BH25 6BX  
**Asking Price £244,950**

14 Trevone, Herbert Road, New Milton,  
Hampshire, BH25 6BX

- Spacious ground floor apartment
- Two double bedrooms with fitted wardrobes
- 22' Living/dining room
- Kitchen/breakfast room
- Bathroom plus second WC
- Communal gardens
- Extended lease until 2163
- Garage with power
- Convenient central location
- Available quickly







SIZEABLE TWO BEDROOM GROUND FLOOR FLAT, CONVENIENTLY SITUATED CLOSE TO NEW MILTON TOWN CENTRE. THE PROPERTY BENEFITS FROM AN EXTENDED LEASE AND IS AVAILABLE 'CHAIN FREE'.

Accommodation: Communal entrance leads to the front door and in turn this flat's own hallway which opens to the large living/dining room which has a bay window to the front. There is then a kitchen/breakfast room which also houses a modern gas boiler. Both bedrooms are doubles and have fitted wardrobes, bedroom one is particularly generous and also has a bay window to the front. There is a bathroom plus a second WC adjacent.

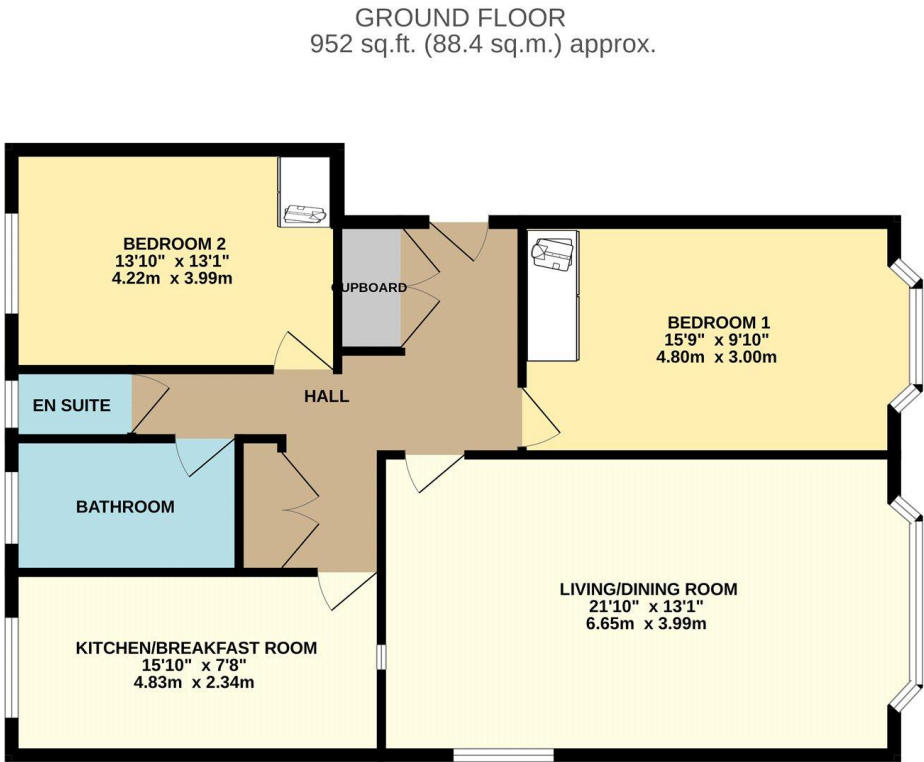
Outside: There are lawned communal gardens to the front and rear and there is also a garage (5.6m x 2.65m) which does have power.

EPC: D, Council tax band: D, Tenure: Leasehold approx 137 years remaining, last annual maintenance £1400 and ground rent £30.

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

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TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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