



**PETTENGELLS**  
ESTATE AGENTS

8 Eleanor Court, Caslake Close, New Milton, Hampshire, BH25 6QD  
Asking Price £290,000

## 8 Eleanor Court, Caslake Close, New Milton, Hampshire, BH25 6QD

- Pennyfarthings ground floor apartment
- Two double bedroom
- Master bedroom with ensuite shower room
- Main family bathroom
- Comprehensive range of fitted wardrobe to both bedrooms
- Large living/dining room
- Well appointed kitchen/breakfast room
- French doors onto south facing patio area and gardens
- Double glazed and gas central heating, new boiler in 2021
- Allocated parking and further visitor parking





**A BEAUTIFULLY PRESENTED TWO BEDROOM 'PENNYFARTHING' BUILT GROUND FLOOR APARTMENT IN CONVENIENT LOCATION**

**Accommodation:** The communal front door with entry phone system opens into the hallway with number 8 being the first door in front of you. Front door opens into the spacious hallway with airing cupboard and further storage cupboard. The impressive living/dining room has doors opening out onto the south facing patio area and in turn onto communal gardens. The well appointed kitchen has a breakfast bar and overlooks the rear garden. There are two double bedrooms both with a comprehensive range of fitted wardrobes and bedroom one having the benefits of an ensuite shower room, there is a main bathroom as well.

**Outside:** To the front there is allocated parking and further visitor parking bays. There is a communal bin store and bike shed and established communal gardens all looked after as part of the maintenance package.

**EPC:** C, **Council tax band:** C, **Tenure:** Leasehold 125 year lease from October 2004, approx 104 years remaining. **Maintenance -** £1900 approx per annum, **Ground rent** £325 per annum. Pet dog on license only.

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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. 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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