



PETTENGELLS
ESTATE AGENTS

9 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ
Asking Price £131,950

9 Lakeside Pines, Barrs Avenue, New Milton,
Hampshire, BH25 5GQ

- Popular over 50's development
- One bedroom ground floor flat
- Living room
- Kitchen
- Shower room
- Lovely communal grounds & parking area
- Conveniently close to town
- Maintenance & ground rent £285 per month
- 114 Years left on lease until 2139
- 24 Carline facility plus house manager





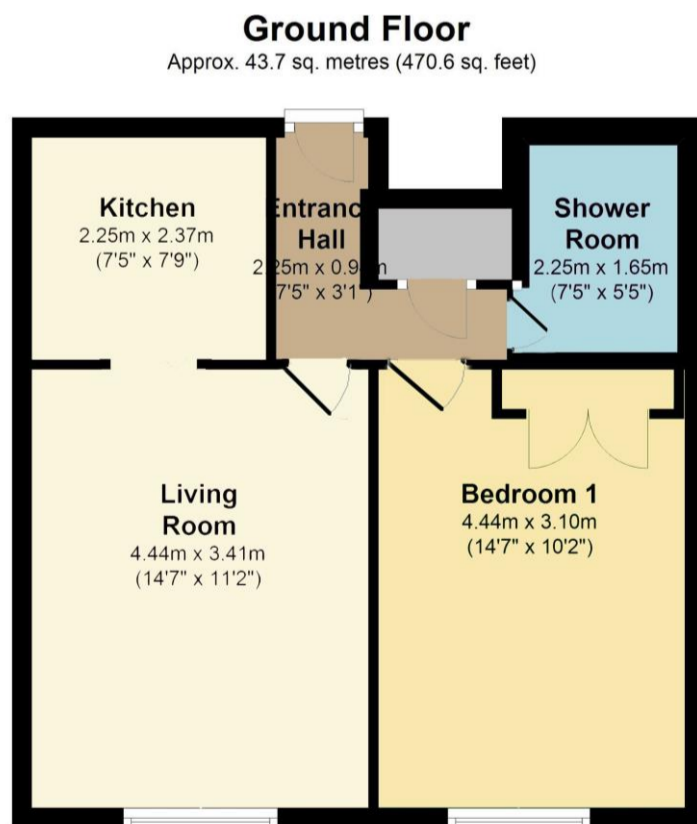
WELL PRESENTED ONE BEDROOM FLAT FOR THE OVER 50'S, LOVELY DEVELOPMENT CLOSE TO TOWN AND OFFERED CHAIN FREE.
Accommodation: The main door has an entry phone system, the building is also served by a lift although this is a ground floor flat and its front door opens to the hallway, which has a large storage cupboard as well as the Careline assistance communication point. The living room has a pleasant outlook to the front of the development and has a modern electric radiator and a feature fireplace. There is a kitchen, shower room, and a good sized bedroom, again with modern electric radiator and fitted wardrobe.

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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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. 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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