



**PETTENGELLS**  
ESTATE AGENTS

36c Albert Road, New Milton, Hampshire, BH25 6SP  
**Asking Price £215,000**

36c Albert Road, New Milton, Hampshire, BH25 6SP

- Two Bedroom first floor flat
- Kitchen
- Living Room
- Bathroom
- Off Road Parking Space
- Own front door
- Chain free sale
- Close to Town/Station
- Viewing Recommended







TWO BEDROOM APARTMENT, CLOSE TO TOWN/STATION!  
We are pleased to offer this two bedroom first floor flat with its own front door and with the benefit of a parking space immediately to the front of the property.

Accommodation: The ground floor front door leads to a small lobby with cupboard and stairs rising to the main hall. This then leads to the living room and kitchen as well as the two bedrooms and bathroom.

Outside: There is a parking space to the front of the property also to the front, there is a further area of outside space which belongs to this flat.

Outgoings: £40 a month, Maintenance, ground rent and building insurance combined. No pets sorry

Council tax band: B, EPC: C, Tenure: Leasehold approx 79 years remaining.

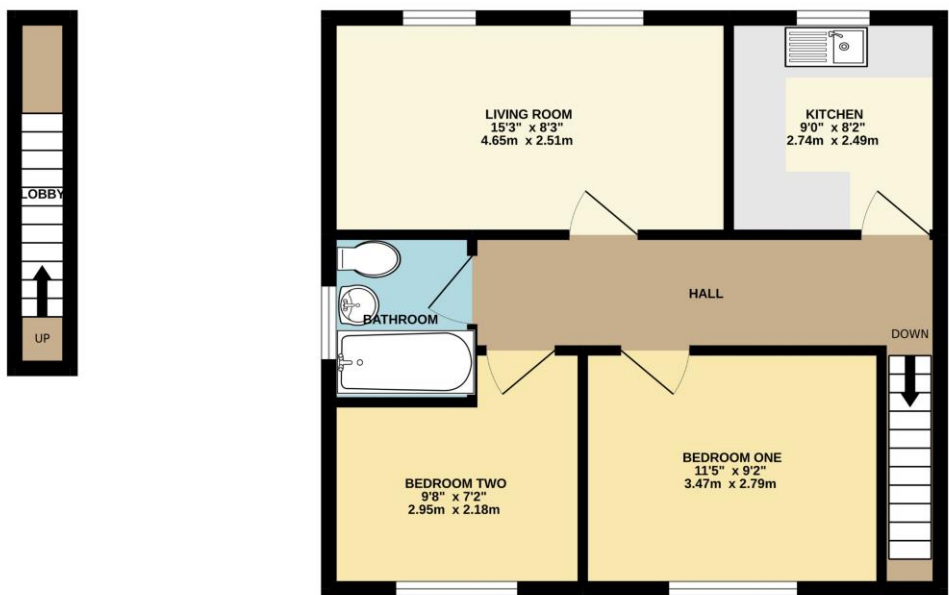
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

ENTRANCE FLOOR  
28 sq ft (2.6 sq m) approx.

1ST FLOOR  
504 sq ft (46.8 sq m) approx.



TOTAL FLOOR AREA: 532 sq ft (49.4 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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