

5 Victoria House, 48 Whitefield Road, New Milton, Hampshire, BH25 6AQ **Asking Price £350,000**

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- Modern apartment in town centre
- Two Bedrooms
- En Suite & Bathroom
- Living/Dining Room
- Kitchen/Breakfast Room
- Balcony
- Garage to Rear (18'9" x 9'7")
- Elevator
- Chain free sale
- Communal gardens













WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS SUPERB PENNYFARTHINGS BUILT TWO-BEDROOM FIRST FLOOR FLAT WITH BENEFITS INCLUDING A BALCONY, TWO BATHROOMS AND A GARAGE. LIFT ACCESS AND LEASE WITH 107 YEARS REMAINING.

Accommodation: There is a communal entrance with entry phone system and then staircase or lift leading to the first floor where this flat's front door opens to the entrance hall. There is a lovely living/dining room and then a kitchen/breakfast room. There are two bedrooms with bedroom one being particularly impressive, i.e. spacious with extensive fitted wardrobes and an ensuite shower room. There is then a bathroom and both of these have windows.

Outside: This flat has the benefit of its own balcony off the living room. There is a garage (5.72m x 2.94m) in a block. To the rear of the building is an area of communal garden, orientated for afternoon sunshine.

Tenure: Leasehold until 2132, last annual maintenance and ground rent TBC combined approx £2350 per annum, Council tax band: C

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ESTATE AGENTS

GROUND FLOOR 842 sq.ft. (78.2 sq.m.) approx.



Whilst every attempt has been made or same the accuracy of the floors and any other floors, shocked, rooms and any other floors, shocked, rooms and any other floors and not replace that the other are approximate and no replace that he are yet end, prospective purchaser. The services, system and approximate how have not been tested and no guarantee as to their operating 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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