



PETTENGELLS
ESTATE AGENTS

54 Rothbury Park, New Milton, Hampshire, BH25 6TR
Asking Price £269,950

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- Ground floor apartment
- Two double bedrooms both with fitted wardrobes
- Triple aspect lounge/dining room with patio doors
- Well appointed kitchen
- Lovely bathroom with separate shower cubicle
- Gas fired central heating and double glazed
- Garage in a block 5.27m x 2.75m
- Chain free
- Convenient location close to amenities
- Share of freehold/with approx 954 years remaining





A SUPERB TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH A GARAGE, OFFERED CHAIN FREE.

Accommodation: From the communal hallway the front door opens into the spacious entrance hall with coats cupboard and boiler cupboard with plumbing for a washing machine and housing the gas boiler. There are two double bedrooms both with a comprehensive range of fitted wardrobes and a lovely bathroom with separate shower cubical. The well appointed kitchen has built in oven, extractor, hob, microwave, slimline dishwasher and tumble dryer. The triple aspect living/dining room has patio doors giving direct access to the communal grounds including patio area.

Outside: There are communal grounds including the patio off the lounge, plus a garage situated in a block close by, with general parking areas to the front and side.

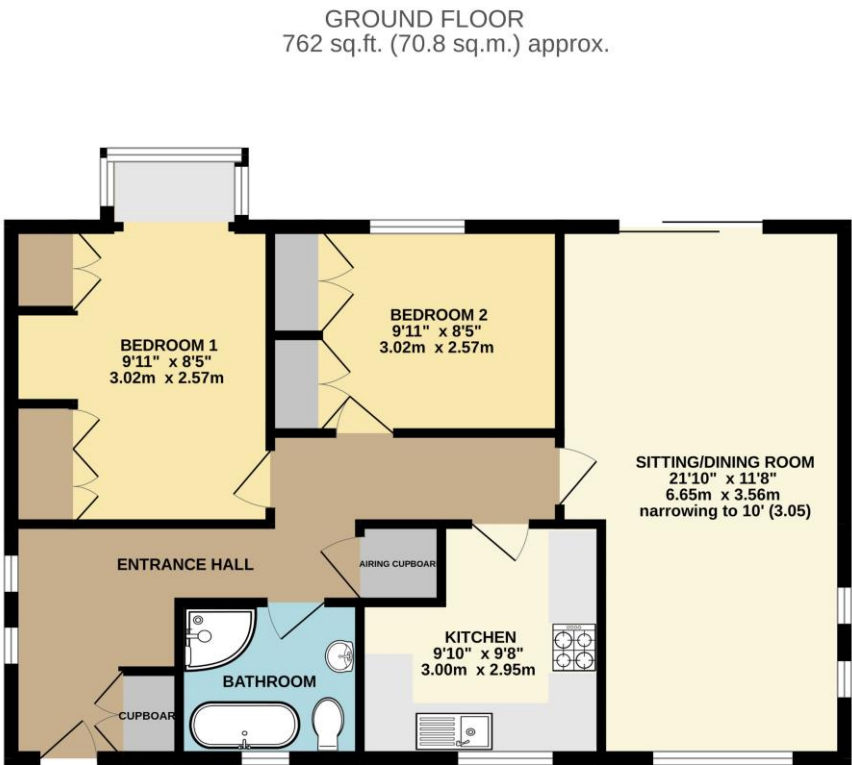
Tenure: Share of freehold with approximately 954 years remaining on the lease. Most recent maintenance was approximately £1800 per annum, and no ground rent payable.

EPC: C, Council tax band: C

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



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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