



**PETTENGELLS**  
ESTATE AGENTS

13 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ  
Asking Price £179,950

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

- Popular over 50's development
- Two bedroom ground floor flat
- Living room & large kitchen
- Electric heating
- Bathroom
- Lovely communal grounds & parking area
- Conveniently close to town
- Maintenance & ground rent £430 per month
- 114 Years left on lease until 2139
- 24 Careline facility plus part time house manager





A PARTICULARLY APPEALING TWO BEDROOM GROUND FLOOR APARTMENT FOR THE OVER 50's. THIS PARTICULAR FLAT IS OFFERED CHAIN FREE AND HAS THE BENEFIT OF A SOUTH FACING LOUNGE WITH ATTRACTIVE OUTLOOK, AND A PARTICULARLY GOOD SIZED KITCHEN.

Accommodation: The building has an entry phone system and this flat's front door opens to a hallway which has good storage as well as the 24 hour Careline communication point, (giving peace of mind to residents and indeed their loved ones). The living room enjoys a southerly aspect and lovely outlook over the gardens, and this leads to a particularly good sized kitchen. There are two double bedrooms with the main one having a fitted wardrobe and there is a spacious bathroom with shower over the bath.

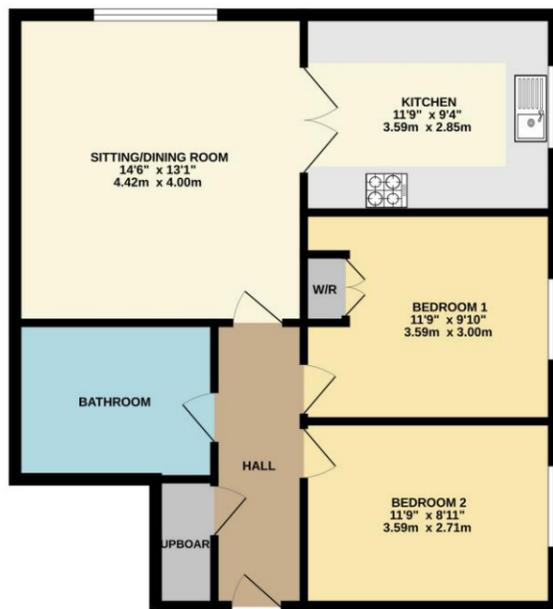
Outside: There is a car park serving the building, although spaces are not allocated specifically. There are delightful gardens surrounding Lakeside Pines, beautiful lawned areas with shrubs, trees and a lovely south facing area to the rear of the building where there is an extensive paved area and also a pedestrian shortcut into town.

EPC: C, Council tax band: D, Tenure: Leasehold, maintenance and ground rent: We understand that at the point of listing the combined maintenance and ground rent charge is approximately £500pcm. Well behaved dog or house cat ok, there is a part time house manager onsite most weekdays.

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GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Maple Leaf Homes (2022)

**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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