



**PETTENGELLS**  
ESTATE AGENTS

125 Eastlands, New Milton, Hampshire, BH25 5PJ  
**Asking Price £165,000**

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- One double bedroom ground floor apartment
- Own personal entrance
- Kitchen with windows
- Living/dining room
- Bathroom with separate shower cubicle
- Electric heating
- No age restriction
- 159 years remaining on lease







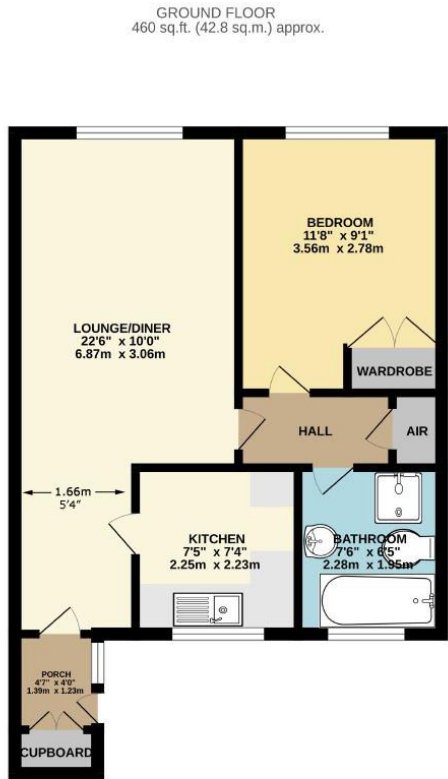
A ONE BEDROOM GROUND FLOOR APARTMENT WITH ITS OWN PERSONAL FRONT DOOR SITUATED ON THIS POPULAR DEVELOPMENT WITH NO AGE RESTRICTION.

Accommodation: The front door opens into the inner porch with large storage cupboard and door leading into the large lounge/dining room. Door to the kitchen with window to the front. From the inner hallway with airing cupboard housing the hot water cylinder a door leads to the good sized bedroom with fitted wardrobes. The bathroom has bath and separate shower cubical and a window.

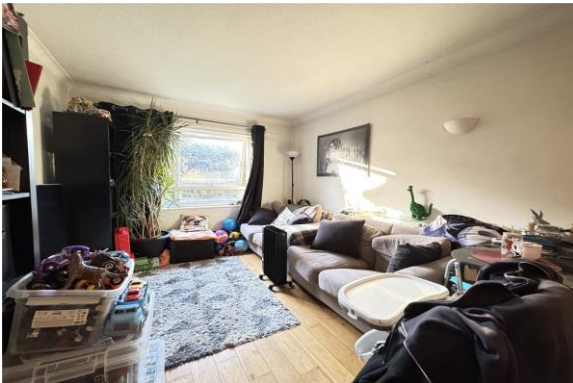
Outside: There are communal parking areas. To the rear of the building is a pleasant south facing communal garden area.

EPC: D, Council tax band: B, Tenure: Leasehold, There are approx. 159 years remaining on the lease expiring 2184. We have been informed by the owner that the last payment for maintenance and ground rent was approximately £1200 per annum.

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



TOTAL FLOOR AREA - 460 sq.ft. (42.8 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 for any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 12.0.0



**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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