



**PETTENGELLS**  
ESTATE AGENTS

36 Aspen Place, New Milton, Hampshire, BH25 6NX  
**Asking Price £225,000**

36 Aspen Place, New Milton, Hampshire, BH25 6NX

- Spacious first floor flat
- Two double bedrooms
- Kitchen
- Living/dining room
- Bathroom
- Own front & back door
- Garage
- Communal gardens
- Convenient central location
- Extended lease







IMPRESSIVE BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT WITH THE BENEFIT OF ITS OWN FRONT DOOR, GARAGE, APPROX 128 YEARS LEFT ON THE LEASE. CONVENIENT LOCATION, WALKING DISTANCE TO THE TOWN CENTRE.

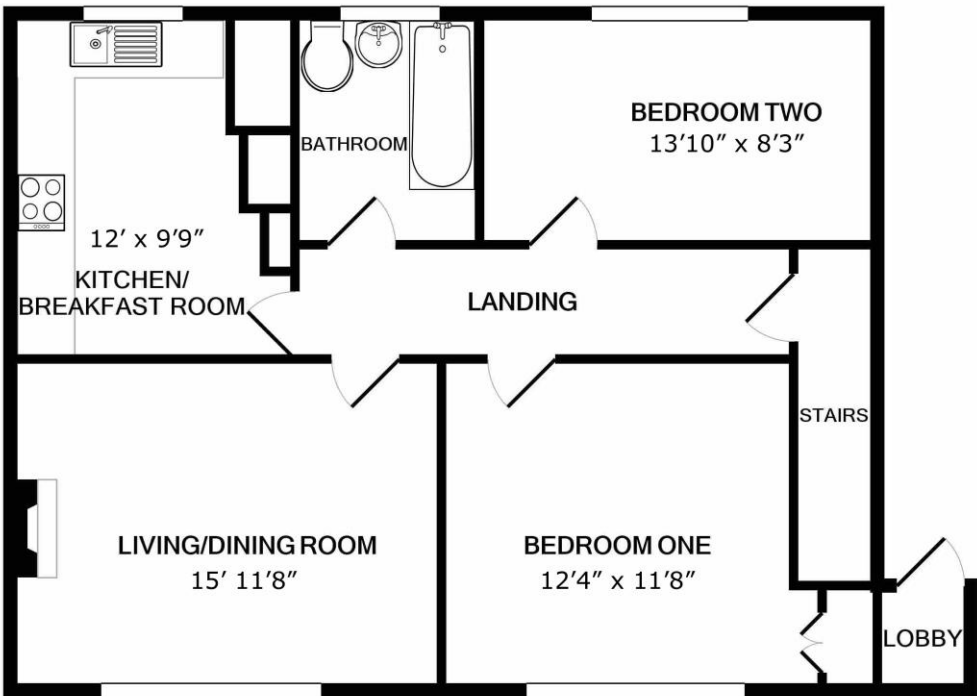
Accommodation: This flat has the benefit of its own front door which leads to an entrance, also with back door, and then a staircase rises to the main hallway where there is then a bright living/dining room. The kitchen is also a good size and also houses a fairly modern boiler for the gas central heating. There are two double bedrooms and a bathroom.

Outside: There are lovely lawned communal gardens to the front and rear of the building. This flat does have a back door as well as a front door accessing either side. There is a garage in a block.

Council tax band: B, Tenure: Leasehold 128 years until 2153, no ground rent, Approx floor area: 743 sq ft, Last annual maintenance £1488

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

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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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