



**PETTENGELLS**  
ESTATE AGENTS

45 Wellington Court, Fernhill Lane, New Milton, Hampshire, BH25 5ST  
Asking Price £110,000

45 Wellington Court, Fernhill Lane, New Milton,  
Hampshire, BH25 5ST

- 1 Double bedroom first floor apartment
- Exclusively for the over 60's
- Conveniently located in New Milton Town
- Bright and spacious lounge/dining room
- Kitchen with window to side
- Shower room
- Double glazed and electric heating
- Communal gardens, parking and laundry facility
- 24 hour careline emergency call system
- Chain free





A VERY WELL PRESENTED FIRST FLOOR APARTMENT SITUATED IN A LOVELY DEVELOPMENT FOR THE OVER 60's CLOSE TO NEW MILTON TOWN CENTRE.

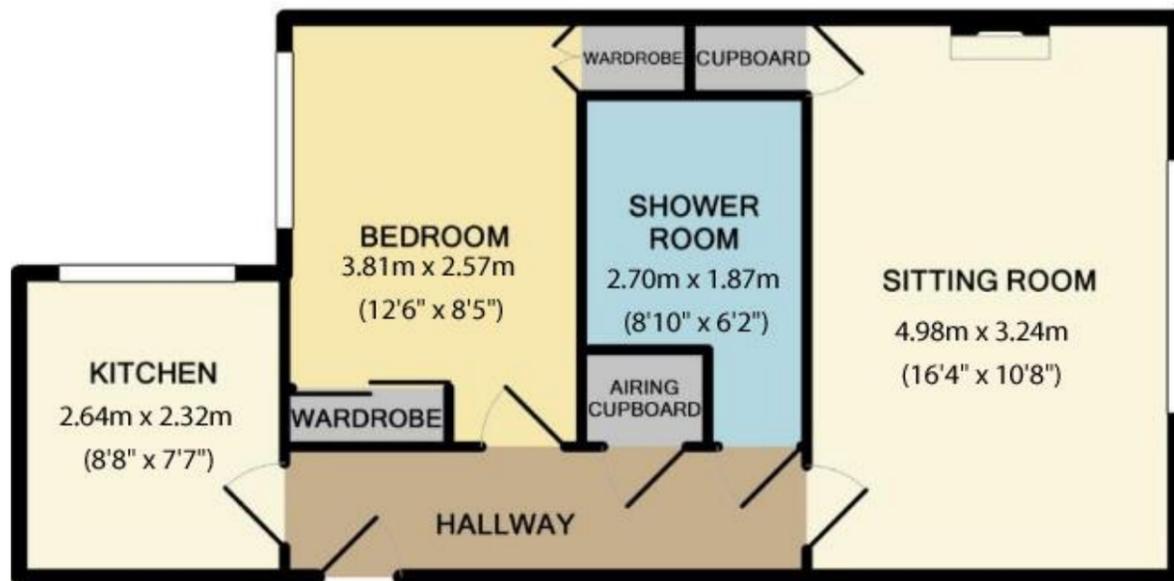
Accommodation: On the ground floor the security entry phone gives you access into the communal hallway which leads to only 4 apartments with a flight of stairs leading to number 45. The front door opens into your hallway with door leading into the spacious lounge/dining room with window overlooking the front. The pleasant kitchen has a window to the side and has a space for fridge freezer and oven. There is a double bedroom with a range of built in and fitted wardrobes. To compliment there is a shower room with double shower. In the main building there is large communal lounge and utility room for use by the residents.

Outside: There are well maintained communal grounds and gardens with a communal parking area for the residents of Wellington Court with the upkeep of which is covered by the annual service charge.

62 Years Remaining On Lease, Tenure: Leasehold  
Service Charge: £238 Per Month, Council tax band: B, EPC: C

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



TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M.)

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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