



**PETTENGELLS**  
ESTATE AGENTS

28 Floriston Gardens, Ashley, New Milton, Hampshire, BH25 5DL  
Asking Price £142,000

28 Floriston Gardens, Ashley, New Milton,  
Hampshire, BH25 5DL

- Impressive first floor flat
- Two double bedrooms
- Modern kitchen & shower room
- Living room overlooking the communal garden
- Own personal front door
- A small development for the over 55's
- Available quickly
- Shops and bus stop close by
- Electric heating
- Chain free





AN IMMACULATE TWO BEDROOM FIRST FLOOR FLAT FOR THE OVER 55's. JUST A SHORT WALK TO THE LOCAL PARADE OF SHOPS.

Accommodation: This apartment has the benefit of its own private front door on the ground floor, i.e. not a communal entrance. This leads to a bright hallway and a staircase then leads to the up to the main hallway. The living/dining room has the benefit of an attractive Limestone feature fireplace. There is a fine kitchen/breakfast room, two double bedrooms and a lovely shower room with window.

Outside: There is a parking area in front of the flats, 'first come first served'. The flats have the benefit of pleasant communal mainly lawned areas.

EPC: C, Council tax band: B, Tenure: Leasehold, 59 years remaining until 2085. The development is overseen by a 'house manager' based in New Milton. Last annual maintenance and ground rent combined £213 per calendar month. Dog/cat ok. 24 hour Careline facility for peace of mind.

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



ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 63 SQ.FT.  
(5.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 544 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 607 SQ.FT. (56.4 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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