



**PETTENGELLS**  
ESTATE AGENTS

36b Albert Road, New Milton, Hampshire, BH25 6SP

**Asking Price £220,000**

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- Two double bedroom ground floor apartment
- Living room with doors onto your private garden
- Own personal entrance
- Kitchen and bathroom both with windows
- Outbuildings and private garden
- Gas fired central heating and double glazed
- Convenient location close to train station & town
- 169 years remaining on the lease
- Allocated parking space
- Vendors suited





#### A LOVELY TWO DOUBLE BEDROOM GROUND FLOOR GARDEN APARTMENT SITUATED IN A VERY CONVENIENT LOCATION, A SHORT WALK TO NEW MILTON TOWN CENTRE

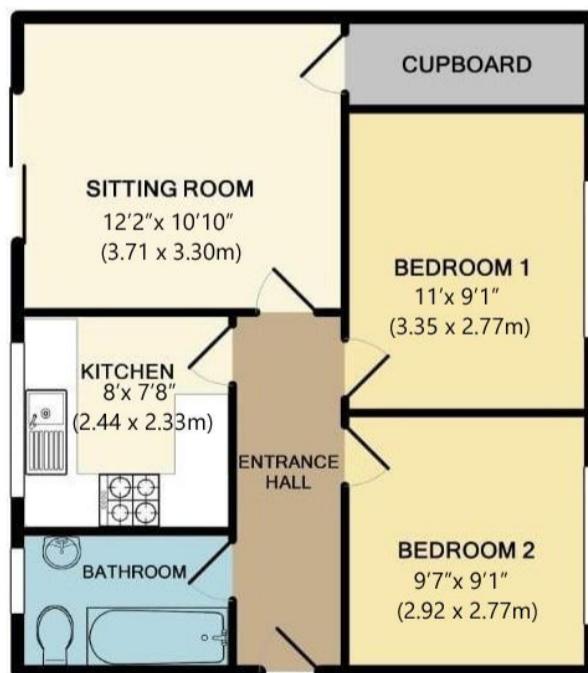
Accommodation: Your own personal front door opens in the spacious hallway with door leading to the two double bedrooms. The tiled bathroom has a bath with shower over and a window to the rear. The well appointed kitchen with built in appliances also houses the gas boiler and has a window overlooking the rear garden. The bright living room has a patio door leading directly onto your private garden with a deep storage cupboard to the rear of the room.

Outside: There is an allocated parking space to the front, with a pedestrian access to the side giving access to the rear garden which is screened with mature hedging, is laid to lawn and has a small patio area. The rear garden belongs to the ground floor apartment whilst the first floor owns the front area (minus this flat's allocated parking space) Please refer to agent for land registry plans for clarity on this.

EPC: C, Council tax band: B, Tenure: Leasehold approx 169 years remaining which expires April 2195, Building insurance £315 per annum plus £100 per annum ground rent.

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**TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 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.

