



PETTENGELLS
ESTATE AGENTS

8 Spencer Court, Spencer Road, New Milton, Hampshire, BH25 6DD
Asking Price £185,000

8 Spencer Court, Spencer Road, New Milton,
Hampshire, BH25 6DD

- Two bedroom ground floor flat
- Share of freehold, 39 year lease
- In heart of town
- Garage
- Terrace/balcony
- Living/dining room
- Kitchen
- Bathroom
- Lovely communal gardens





WE ARE PLEASED TO OFFER THIS APPEALING AND CENTRALLY LOCATED, TWO BEDROOM GROUND FLOOR FLAT, WITH FEATURES INCLUDING A SOUTH-FACING SUN TERRACE AND A GARAGE.

Accommodation: There are entrances to the front and rear of the building, and this flat is on the ground floor with its front door opening to a hallway. Both the living/dining room and the main bedroom are both on the south side. There is then a kitchen, second double bedroom and bathroom.

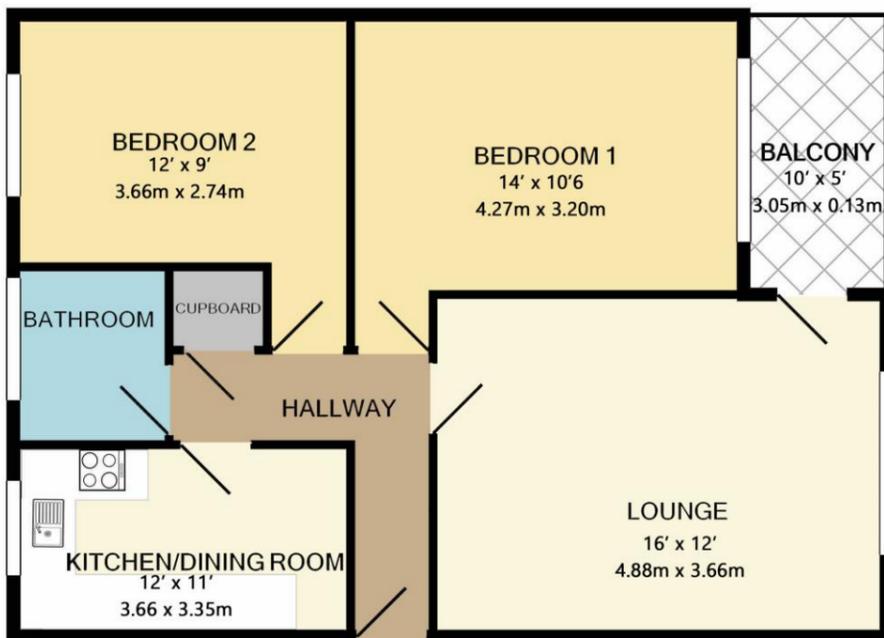
Outside: The building has attractive and secluded approx south-facing communal gardens. This apartment also has an approx south-facing balcony/terrace. To the rear of the building is a single garage.

Tenure: The flat does have the benefit of a share of freehold. That being said, it should be noted that the flat retains its original lease with approximately 39 years remaining.

Last annual maintenance: £1400. Council tax band: C, approx floor area: 774 sq ft

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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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