



PETTENGELLS
ESTATE AGENTS

17 Lakeside Pines, Barrs Avenue, New Milton, Hampshire, BH25 5GQ
Asking Price £172,500

17 Lakeside Pines, Barrs Avenue, New Milton,
Hampshire, BH25 5GQ

- First floor apartment for the over 50's
- Two double bedrooms
- Dual aspect living/dining room
- Recently replaced shower/wet room
- New hot water tank in 2024
- Bathroom with window
- Well laid out kitchen with window
- Double glazed
- Approx 113 years remaining on the lease
- Lovely communal Gardens





AN IMPRESSIVE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SET IN PART OF THE COMPLEX ACCESSING ONLY TWO APARTMENTS.

Accommodation: On the ground floor the communal entrance with security entry phone system gives you access into the communal hall with stairs to the first floor, with flat 17 being the only property on the first floor. The front door opens into the hallway with large storage cupboard and door leading into the dual aspect living/dining room. The kitchen has built in electric oven and hob with extractor, space for washing machine and slimline dishwasher and window to the rear. There are two double bedrooms with bedroom one having a range of built in wardrobes and a recently replaced shower/wet room with window to the rear.

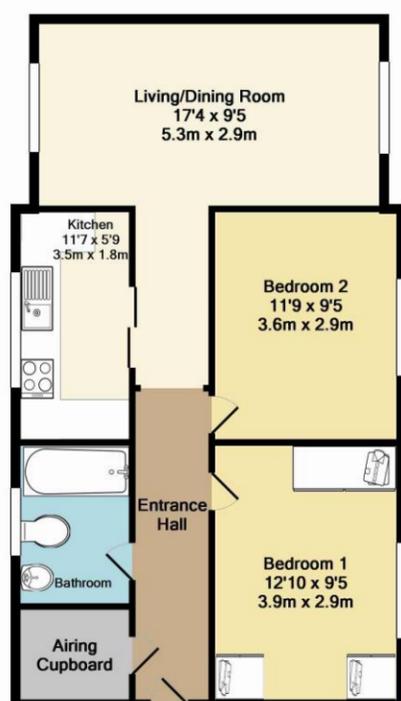
Outside: Lakeside Pines is set in delightful mature gardens with lovely lawned and patio areas, with a gate giving a short cut for walking to town. There is also generous parking to the front and rear, on a first come first serve basis.

Lease: 150 years from 29 September 1989 with approx. 113 years remaining, maintenance: TBC

EPC: C, Council tax band: D, Tenure: Leasehold

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TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 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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