



PETTENGELLS
ESTATE AGENTS

9 Victoria House, 48 Whitefield Road, New Milton, Hampshire, BH25 6AQ
Asking Price £325,000

9 Victoria House, 48 Whitefield Road, New Milton, Hampshire, BH25 6AQ

- Stunning and spacious two double bedroom top floor apartment
- Balcony overlooking to the front
- Fully fitted kitchen
- Large lounge/dining room
- Central location close to New Milton town centre
- Master bedroom with ensuite shower room and fitted wardrobes
- Main bathroom with window
- Allocated parking bay
- Double glazed and gas fired central heating
- Chain free





AN IMMACULATE AND SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM, TOP FLOOR APARTMENT WITH LARGE BALCONY, SITUATED IN AN INCREDIBLY CONVENIENT LOCATION A FEW MOMENTS FROM THE TOWN CENTRE.

Accommodation: The communal main door with entry phone receiver opens into the hallway with stairs and lift to the second floor, apartment 9 front door opens into the spacious hallway with airing cupboard and coats cupboard. Double doors lead into the impressive living/dining room with a door leading to the 11' balcony which has a pleasant outlook to the front. The well laid out kitchen has built in electric hob, double oven and extractor with fitted washer machine with window to the front and roof light. There are two double bedrooms with bedroom one having a comprehensive range of fitted wardrobes and door to the ensuite shower room with window to the side. To compliment there is a main bathroom with shower attachment with a window to the side.

Outside: The beautifully maintained communal gardens to the front and rear, all looked after with the maintenance package, with an allocated parking space for apartment 9 located just by the main entrance.

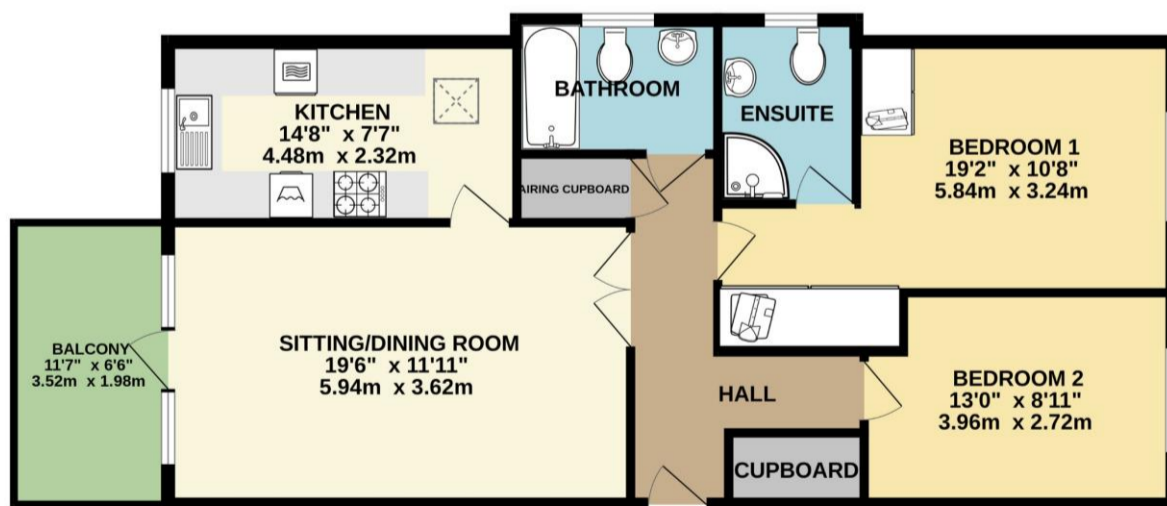
125 year lease from June 2007 with approximately 106 years remaining.

Service charge approx £1226.17 per annum, £375 per annum into reserve fund, Ground rent £325 per annum. EPC: B, Council tax band: C, Tenure: Leasehold

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GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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