



PETTENGELLS
ESTATE AGENTS

11 Richmond Court, Spencer Road, New Milton, Hampshire, BH25 6EP
Offers Over £250,000

11 Richmond Court, Spencer Road, New Milton,
Hampshire, BH25 6EP

- Ground floor flat
- Two bedrooms
- Modern kitchen
- Living/dining room opening to
- Terrace/balcony
- Shower room
- Convenient central location
- Electric heating
- Chain free sale
- Garage at rear





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM GROUND FLOOR APARTMENT, CONVENIENTLY SITUATED IN THE HEART OF NEW MILTON.

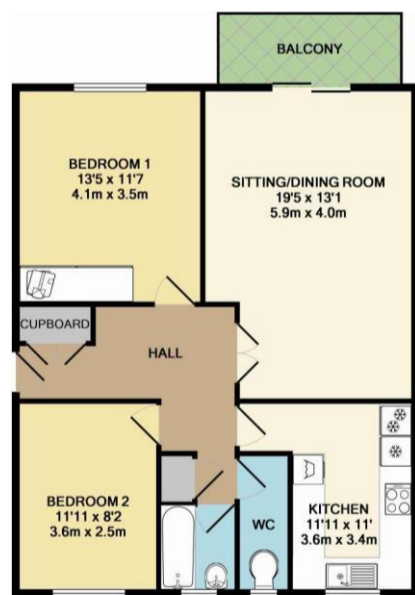
Accommodation: Entry phone to the main front door and then this flat's front door opens to entrance hall, this is spacious and leads into the living/dining room which has a great outlook for 'watching the world go by' and also accesses the terrace. A fantastic feature of this property is the recently newly fitted kitchen which has integrated appliances comprising fridge/freezer, oven, microwave, hob, hood, wine cooler and dishwasher. There are two bedrooms and then a shower room and separate cloakroom/WC.

Outside: Accessed off the living room, this flat has the benefit of a terrace/balcony to the front as part of the wider communal gardens to the front and rear which are mainly lawned. There is a garage in a block.

EPC: E, Council tax band: D, Tenure: Leasehold 121 years remaining until 2148, last annual maintenance & ground rent £2080 & £50. Approx floor area: 800 sq ft

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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2011



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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