



PETTENGELLS
ESTATE AGENTS

44 Carisbrooke Court, New Milton, Hampshire, BH25 5US
Asking Price £175,000

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- One bedroom ground floor flat
- Own garden to rear
- Allocated parking space closeby
- Chain free sale
- Gas central heating
- Living/dining room
- Kitchen
- Bathroom
- Double glazing
- Newly decorated





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE SALE', THIS WELL PRESENTED ONE BEDROOM GROUND FLOOR GARDEN FLAT.

Accommodation: This apartment has the benefit of its own private front door i.e not communal entrance. There is a living/dining room leading into the kitchen and this opens to the rear garden. An inner hallway accesses the bedroom and bathroom.

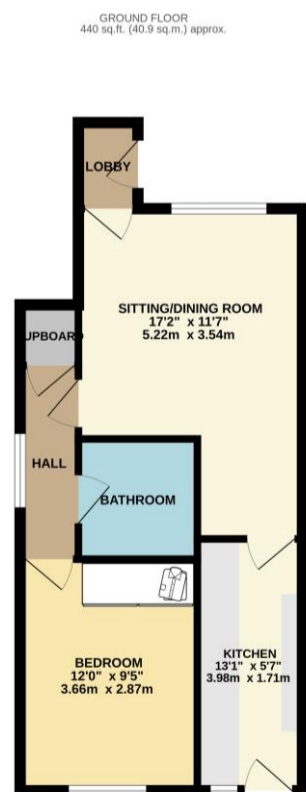
Outside: This flat has the great benefit of its own private rear garden, accessed directly off the kitchen. There is an allocated parking space close by.

Note: This flat has a share of freehold, along with a 952 years left on the original lease. We understand there is no ground rent payable, nor is there a formal maintenance charge although there would be a responsibility to maintain the building in conjunction with the flat above. Pet ok.

EPC: D, Council tax band: A, Tenure: Share of freehold

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TOTAL FLOOR AREA: 440 sq.ft. (40.9 sq.m.) approx.
While 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.
Made with Lettoplan (2020)



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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