



**PETTENGELLS**  
ESTATE AGENTS

4 Richmond Court, Spencer Road, New Milton, Hampshire, BH25 6EP  
Asking Price £169,950

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

- Cash buyers only as an original lease
- 3 double bedroom top floor apartment
- 26' Living/dining room
- Kitchen/breakfast room
- Large balcony overlooking Spencer Road
- In need of modernisation
- Fantastic central location
- Gas fired central heating and double glazed
- Garage in block plus communal lawned gardens
- Chain free sale





A VERY SPACIOUS THREE BEDROOM TOP FLOOR APARTMENT, IN NEED OF MODERNISATION, SITUATED IN NEW MILTON TOWN CENTRE, OFFERED CHAIN FREE.

**Accommodation:** On the ground floor the main entrance with entry phone receiver opens into the communal hallway with flight of stairs leading to the second floor (please note there is not a lift). The front door to apartment 4 opens into the spacious hallway with coats storage cupboard and with door leading to the bright 26' living/dining room with patio doors leading to the west facing balcony. The kitchen is a great size and has room for a breakfast table and has larder cupboard and a window to the side. The gas boiler is also located in the kitchen. There are three good sized bedrooms with the master bedroom having a built in wardrobe. The wet room has a shower with easy access, WC and wash hand basin.

**Outside:** There is a garage in a block to the rear with vehicle access off of Osborne Road. The large communal grounds surrounding Richmond Court are all taken care of under the maintenance package.

**Tenure:** Leasehold 45 years remaining until 2071, EPC: D, Last annual maintenance £2080 per annum, Ground rent £45

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TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, cubic 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 Metaphor 12/2020

**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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