



PETTENGELLS
ESTATE AGENTS

16 Waverley House, Waverley Road, New Milton, Hampshire, BH25 6PQ
Asking Price £99,950

16 Waverley House, Waverley Road, New Milton, Hampshire, BH25 6PQ

- One double bedroom first floor apartment
- McCarthy and Stone for the over 55's
- Window in the kitchen with pleasant outlook
- Impressive 20' living/dining room
- Shower room
- Gas fired central heating
- Double glazed
- Communal lounge area and facilities
- Chain free sale





ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT FOR THE OVER 55's SITUATED IN A GREAT POSITION CLOSE TO NEW MILTON TOWN CENTRE, OFFERED CHAIN FREE

Accommodation: The main entrance opens into the communal hallway, with lift and stairs to the first floor. On the ground floor there is a large residents lounge and laundry room. On the first floor the front door opens to the hall with large storage cupboard and airing cupboard. The double bedroom has built in wardrobes and window overlooking Waverley Road. The 20' living/dining room has two large windows with an outlook over Waverley Road and Station Road. Door leads into the kitchen which also has a particularly nice outlook over Station Road and Barton Court Road, with a small breakfast bar to enjoy the view. The Glowworm gas fired central heating boiler was replaced in 2020 and situated in the kitchen, with a built in hob extractor and oven.

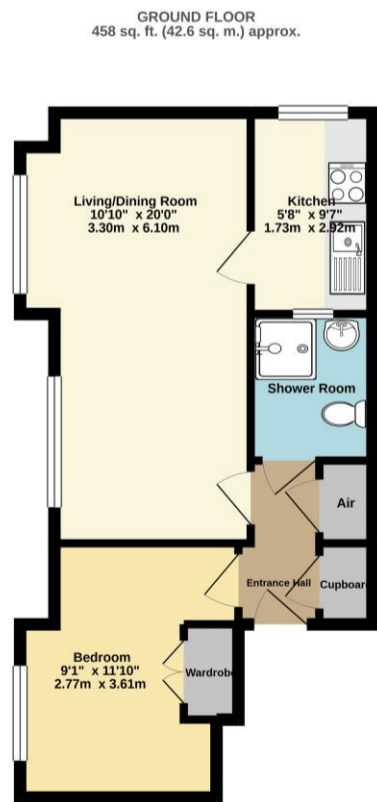
Outside: There are extensive communal gardens all taken care of under the maintenance package, with a pleasant patio area from the residence lounge.

EPC: C, Council tax band: A, Tenure: original 99 year lease from September 1977 ie 50 years approx remaining.

Note: A house manager is employed by the managing agents and has an office in the building. There is a 24 hour Careline facility within each flat to give some peace of mind for residents and their relatives. Maintenance scheduled for 2026 is approximately £197 per month (£2364 per annum) and a £100 ground rent per annum.

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TOTAL FLOOR AREA - 458 sq. ft. (42.6 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, views 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Hamp. Reg. No. 02028

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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