



**PETTENGELLS**  
ESTATE AGENTS

6 Parkland Place, Old Milton Road, New Milton, Hampshire, BH25 6DJ  
Offers Over £200,000

### 6 Parkland Place, Old Milton Road, New Milton, Hampshire, BH25 6DJ

- Spacious first floor flat
- In the heart of New Milton
- 24' Living/dining room
- Gated development
- Well appointed kitchen/breakfast room
- Two bedrooms with fitted wardrobes
- Bathroom and ensuite
- Chain free sale
- Allocated parking space
- 163 year lease





OFFERED AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM FIRST FLOOR FLAT SITUATED IN A GATED DEVELOPMENT. BENEFITS INCLUDE PLEASANT OUTLOOK ACROSS TO THE RECREATION GROUND FROM THE LARGE LIVING ROOM, AN EXTENDED LEASE (163 YEARS) AND AN EN-SUITE SHOWER ROOM TO COMPLEMENT THE MAIN BATHROOM. ALLOCATED PARKING SPACE AND LIFT ACCESS.

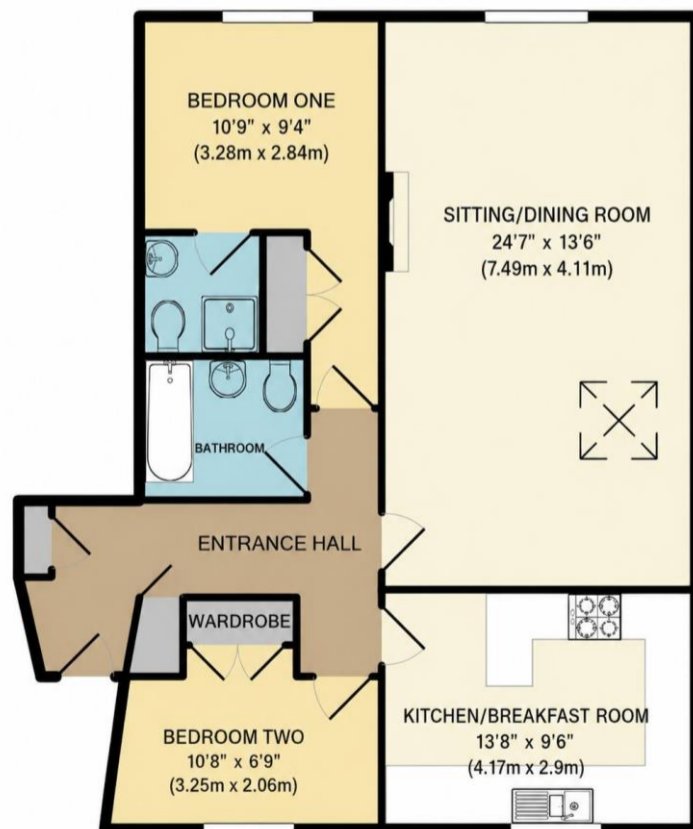
Accommodation: There is a communal entrance door with entry phone system and then a lift or staircase leading to the first floor where this flat's front door opens to a hallway, where there is good storage and then a door to the impressive large living/dining room which has a pleasant outlook across to the recreation ground. There is a well-appointed kitchen/breakfast room which also houses the gas boiler. Bedroom one has fitted wardrobes and an en-suite shower room. There is a second bedroom again with a fitted wardrobe, and a main bathroom.

Outside: The building is approached via electric security gates both off Old Milton Road and Crossmead Avenue and this flat has the benefit of its own parking space.

Council tax band: D, Tenure: Leasehold, 163 years until 2189, Maintenance and ground rent TBC.

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TOTAL APPROX. FLOOR AREA 79.8 SQ.M. (859 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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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