



PETTENGELLS
ESTATE AGENTS

11 Pegasus Court, Spencer Road, New Milton, Hampshire, BH25 6EJ
Asking Price £189,950

11 Pegasus Court, Spencer Road, New Milton,
Hampshire, BH25 6EJ

- Two double bedrooms both with fitted wardrobes
- Top floor apartment with lift
- Two balconies, front and rear
- Living/dining room
- Kitchen/breakfast room
- Shower room with window
- Garage in a block to the rear and car parking area
- One road back from New Milton town centre
- Chain free sale





WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE', SALE THIS TWO BEDROOM, TOP FLOOR APARTMENT WHICH IS SERVICED BY A LIFT, HAS A GARAGE TO THE REAR AND GREAT BENEFIT OF FRONT AND REAR BALCONIES.

Accommodation: There is a communal entrance with staircase and lift leading to the second/top floor where this flat's front door opens to a spacious entrance hallway. There is a lovely living/dining room opening out to a balcony. The kitchen overlooks the rear of the building. There are two bedrooms and the main bedroom also has a balcony. There is a shower room.

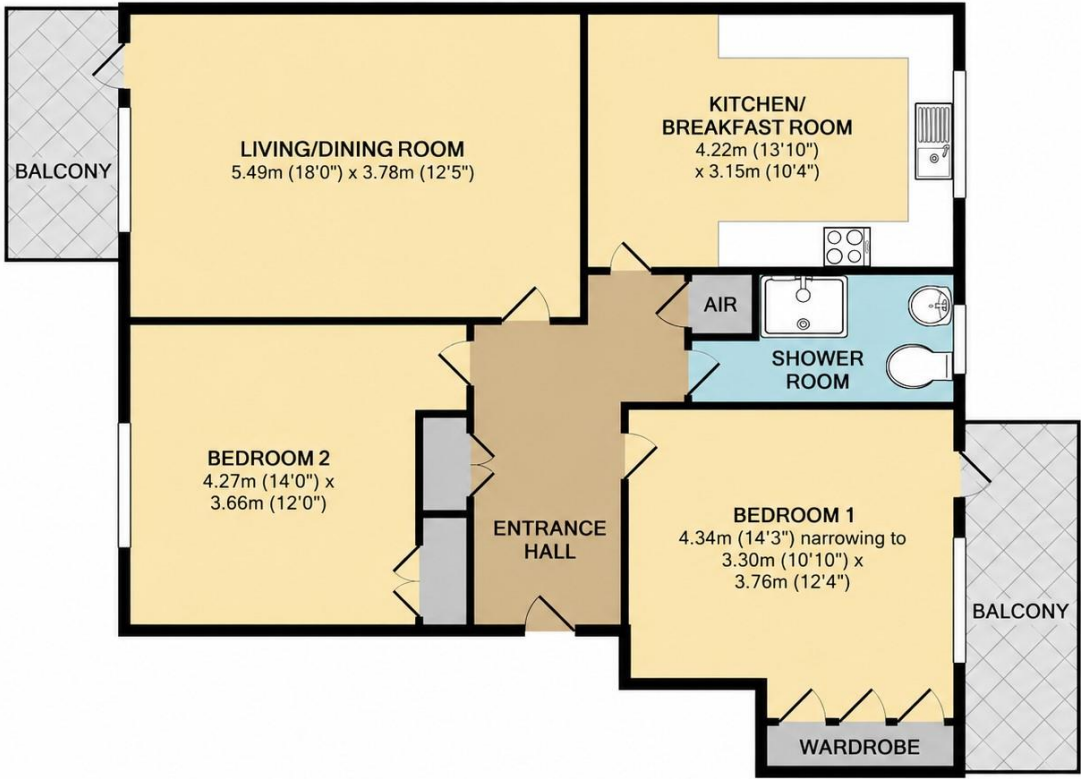
Outside: There are pleasant mainly lawned communal gardens to the front and the rear of the building. This flat has the benefit of a garage.

Please note: This flat is being sold with its original lease, i.e. 51 years remaining and any buyer would need to consider extending the lease themselves in the future.

Council tax band: D, Tenure: Leasehold Maintenance: 2025 – 2026 £949 every 6 months with a ground rent of £15 p/a.

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Whilst 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
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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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