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8 Lavender Walk, Highlands Road, Barton On Sea, BH25 7FH
Guide Price £350,000

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- Superb penthouse apartment 1200 sq ft
- Three bedrooms
- Bright living room
- Well appointed kitchen
- South west balcony
- Ensuite & bathroom
- Communal gardens
- Walking distance of Barton beach
- Garage with electric door
- Lift directly into apartment

SPLENDID PENTHOUSE APARTMENT, WALKING DISTANCE OF BARTON BEACH AND OFFERED 'CHAIN FREE'.

Accommodation: The main door on the ground door leads to staircase or lift rising to the second floor where this is the only flat and indeed a lift has a special key for this flat only opening directly into the entrance hall. This leads to the lovely living room which in turn opens out to the large balcony. There is a well appointed kitchen with pull out table, and three double bedrooms, although one of the bedrooms is currently laid out as a study with fitted desk etc. Bedroom one has a walk in wardrobe as well as ensuite shower room and there is a main bathroom.

Outside: There is a garage in a block with electric door. There are pleasant communal grounds and this flat has the benefit of a large balcony with a bright approx south westerly aspect.

EPC: C, Council tax band: D, Tenure: Leasehold, approx 105 years remaining, service charge & ground rent TBC, Sorry no pets.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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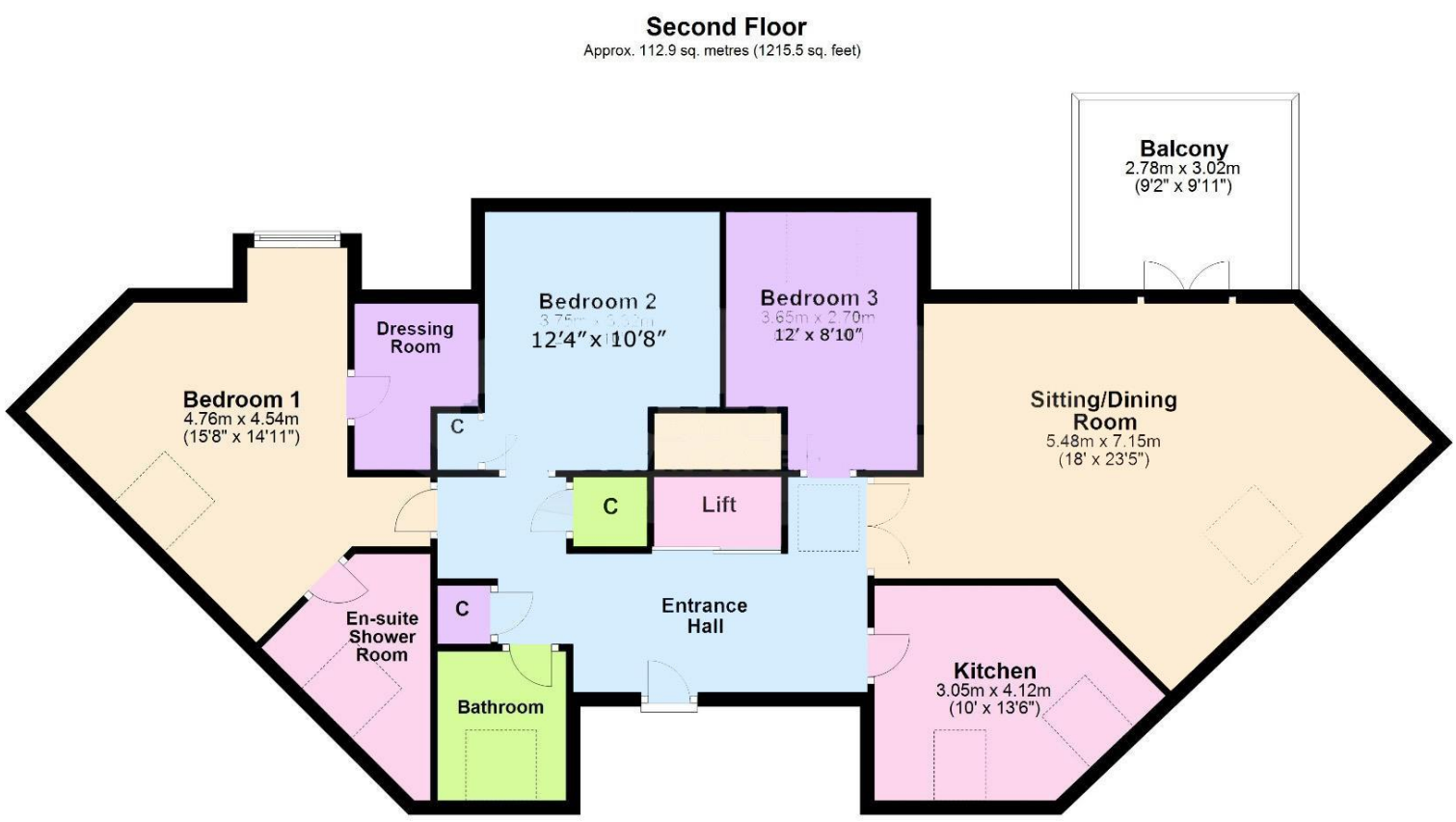

Total area: approx. 112.9 sq. metres (1215.5 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'
Plan produced using PlanUp.

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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