

PETTENGELLS
ESTATE AGENTS

37 Aspen Place, New Milton, Hampshire, BH25 6NX
Offers Over £210,000

37 Aspen Place, New Milton, Hampshire, BH25 6NX

- Chain free sale
- Own personal entrance/front door
- Ground floor double doors onto communal gardens
- Two double bedrooms
- Bright & spacious living room
- Kitchen/breakfast room
- Bathroom with window
- Garage in a block
- Gas fired central heating & double glazing
- 127 Year Lease













OFFERED CHAIN FREE, THIS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH YOUR OWN PERSONAL FRONT DOOR, CLOSE TO NEW MILTON TOWN CENTRE.

Accommodation: Your private front door on the ground floor i.e not communal entrance leads to the hallway, with storage cupboard and doors to the communal rear garden. Staircase then leads up to the main hall where there is a living/dining room enjoying a pleasant aspect over the gardens. There is a good sized kitchen/breakfast room with pleasant outlook over the front. There are two double bedrooms, and a bathroom with shower over.

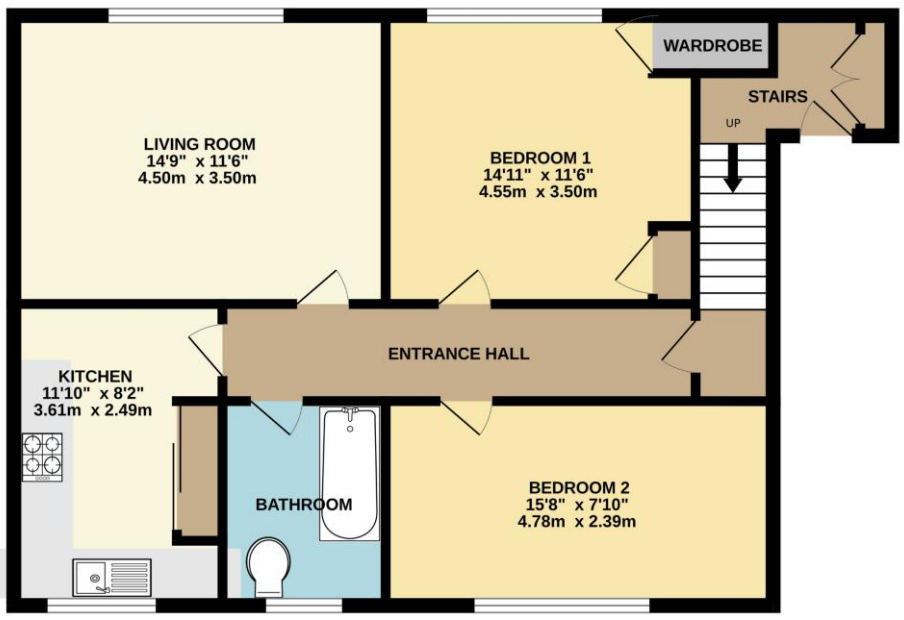
Outside: There is a garage in a block close by and this flat has the benefit of a back door leading to a communal garden area with patio adjoining the property.

EPC: C, Council Tax Band: B, Tenure: Leasehold, approx 127 years remaining on the lease. Maintenance: £1500 approx per annum, pet ok on license.

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

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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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