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6 Brook House, 17 Barton Wood Road, Barton On Sea, Hampshire, BH25 7NP

Offers in excess of £209,950

6 Brook House, 17 Barton Wood Road, Barton On Sea, Hampshire, BH25 7NP

- Lovely flat near sea
- Chain free sale
- Living/dining room
- Kitchen/breakfast rom
- Bathroom & Ensuite
- Allocated parking space
- Communal gardens
- Two bedrooms with fitted wardrobes
- Lift
- Priced to reflect lease length

IMPRESSIVE TWO BEDROOM FIRST FLOOR FLAT SITUATED JUST A SHORT WALK BACK FROM BARTON CLIFFTOP.

Accommodation: There is a main entrance door on the ground floor with entry phone system, a lift and staircase then lead to the first floor where this flat's front door opens to the hallway. The living/dining room enjoys a lovely bright double aspect. There is a well appointed kitchen/breakfast room. Bedroom one has fitted wardrobes and the benefit of an ensuite shower plus there is a main bathroom.

Outside: This flat has an allocated parking space to the rear. There are communal gardens.

EPC: B, Council tax band: D, Tenure: Leasehold, 76 years approx remaining, Last annual maintenance £2450, Ground rent £300.

External pictures from our library hence 'summery'!

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

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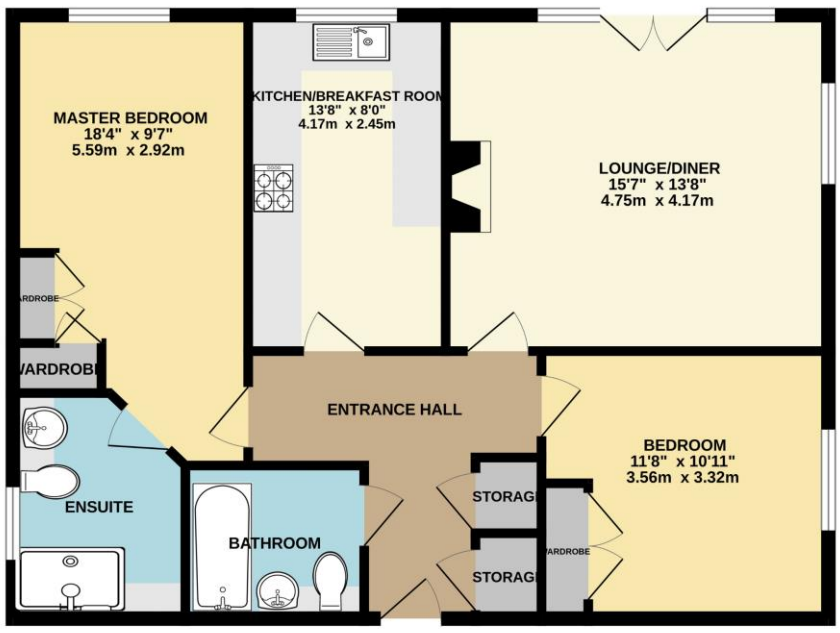
GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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