



PETTENGELLS
ESTATE AGENTS

11 Spencer Court, Spencer Road, New Milton, Hampshire, BH25 6DD
Asking Price £169,950

11 Spencer Court, Spencer Road, New Milton,
Hampshire, BH25 6DD

- Two double bedroom top floor apartment
- Living/dining room
- Balcony with pleasant outlook
- Lovely modern kitchen/breakfast room
- Shower room with window
- Convenient central location
- Double glazed
- Lovely south facing communal gardens
- Garage





A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT WITH GARAGE, SITUATED IN THIS CONVENIENT LOCATION ONE ROAD BACK FROM NEW MILTON HIGH STREET.

Accommodation: On the ground floor the communal entrance has a front and back door with stairs leading to second/top floor. Front door opens into the hallway leading to the lounge/dining room with door leading to the balcony overlooking the communal gardens. The well laid out kitchen has a built-in electric hob, extractor, oven and microwave over with fitted dishwasher, with a handy pantry and space for a breakfast table. There are two double bedrooms both with a comprehensive range of wardrobes that are included in the sale. The modern shower room has a walk in shower, built in storage with inset sink and enclosed WC, with heated towel rail.

Outside: There are attractive communal grounds enjoying a sunny aspect. Garage in a block.

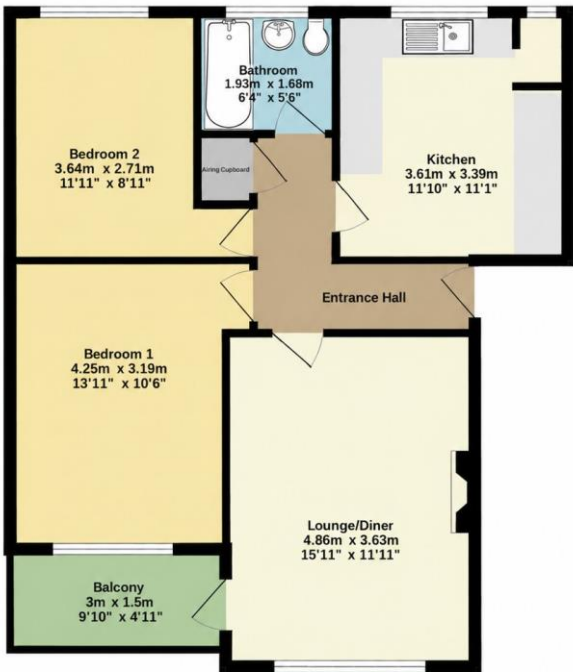
EPC: C, Council tax band: C, Tenure: 99 years from 1972 with approximately 44 years remaining. The most recent annual service charge is approx £1800 with a ground rent of £40 p/a.

The electric night storage heaters have been removed, and the owners use plug in heaters.

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

SECOND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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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