PETTENGELLS
ESTATE AGENTS

1 Homewood House, Milford Road, Lymington, Hampshire, SO41 8EZ
Asking Price £55,000

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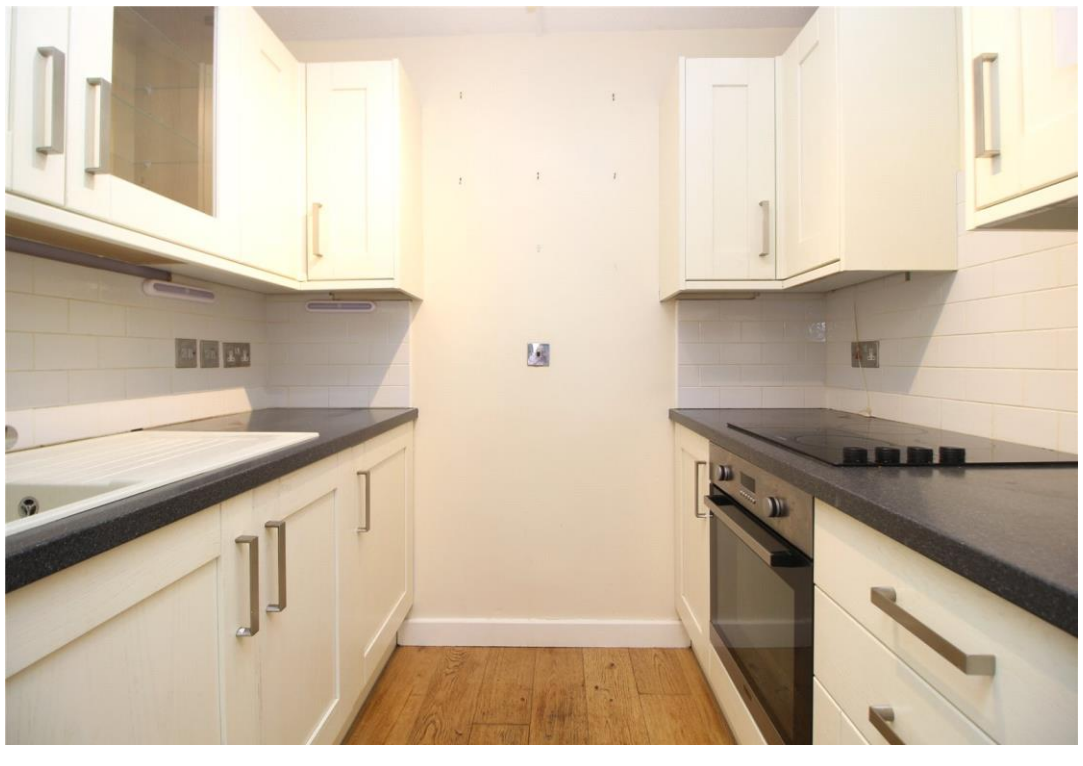
- One Bedroom flat for age 55+
- Kitchenette
- Living/Dining Room
- Bathroom
- Gas central heating
- Communal Facilities
- Lovely communal Gardens
- Viewing Advised
- 24h Careline Facility
- Chain free sale



ONE BEDROOM GROUND FLOOR McCARTHY & STONE FLAT FOR AGE 55+, ON THE OUTSKIRTS OF LYMINGTON.

Accommodation: Being ground floor this flat has the benefit of potentially being accessed without going through the communal entrance i.e it is the door on the left closest to the main entrance. There is a hallway leading into the living/dining room. Archway to kitchen. Bedroom has built in wardrobe, bathroom with shower over bath. Large cupboard in hallway for storage.

Outside: There are communal gardens and a parking area, although spaces are not allocated.

Within the building there is a resident's lounge, a laundry room and a guest room for friends/relative (small charge). House manager on site most week days. 24 Hour Careline facility for peace of mind.

Council tax band: A, Tenure: Leasehold, 53 years until 2079, last annual maintenance £3048, ground rent £879, small dog ok.

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

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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