



PETTENGELLS
ESTATE AGENTS

21 Homemill House, Station Road, New Milton, Hampshire, BH25 6HX
Asking Price £59,950

21 Homemill House, Station Road, New Milton,
Hampshire, BH25 6HX

- 1 bedroom flat for the over 55's
- Town centre location
- Double bedroom with built in wardrobes
- Spacious living room overlooking the High Street
- Shower room with window to the side
- Electric heating
- Communal lounge and kitchen area
- First floor communal roof terrace
- Communal laundry room





A ONE BEDROOM McSTONE APARTMENT FOR THE OVER 55's SITUATED IN NEW MILTON TOWN CENTRE.

Accommodation: From the high street a secure entry phone system leads into the communal entrance with lift and stairs to all floors. Number 21 is found on the 2nd floor at the end of the corridor. Front door opens into a hallway with large storage cupboard. Door into the lounge which overlooks New Milton high street which is open plan into the kitchen. There is a large double bedroom with built in wardrobes and a shower room with window to the side.

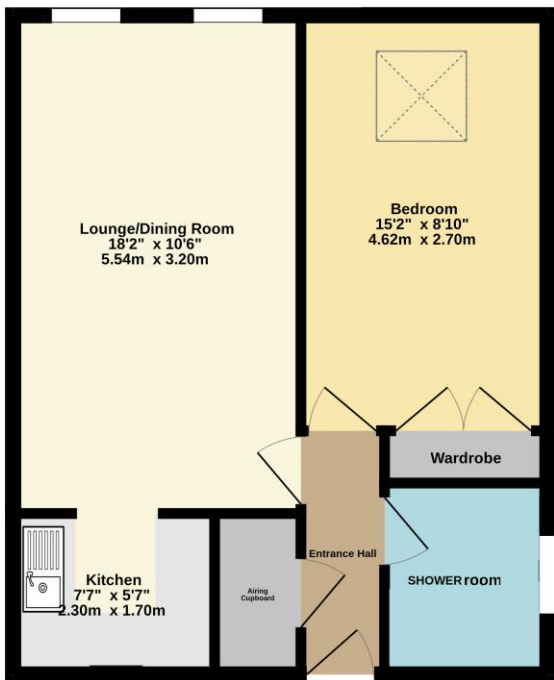
Outside: The lovely communal roof terrace is accessed from the first floor with plenty of seating overlooking New Milton high street. There is parking to the rear albeit, limited space and not allocated.

There is a house manger on site most days and there is also a resident's lounge and communal laundry room, plus guest suite (chargeable).

EPC: C, Council tax band: A, Tenure: Leasehold, 99 year lease from September 1981 with approx 54 years remaining. Maintenance: half yearly service charge 2026 £2340.16, half yearly ground rent 2026 £479.35

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

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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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