13 High Marryat, Grove Road, Barton On Sea, Hampshire, BH25 7DW
Offers Over £150,000

13 High Marryat, Grove Road, Barton On Sea, Hampshire, BH25 7DW

- Appealing one bedroom first floor flat
- Close to beach and amenities
- Garage
- Communal gardens
- Chain free sale
- 127 year lease until 2153
- Living room
- Kitchen
- Bedroom
- Bathroom













AN APPEALING ONE BEDROOM FIRST FLOOR FLAT SITUATED CONVENIENTLY SITUATED JUST A STONE'S THROW FROM BARTON BEACH.

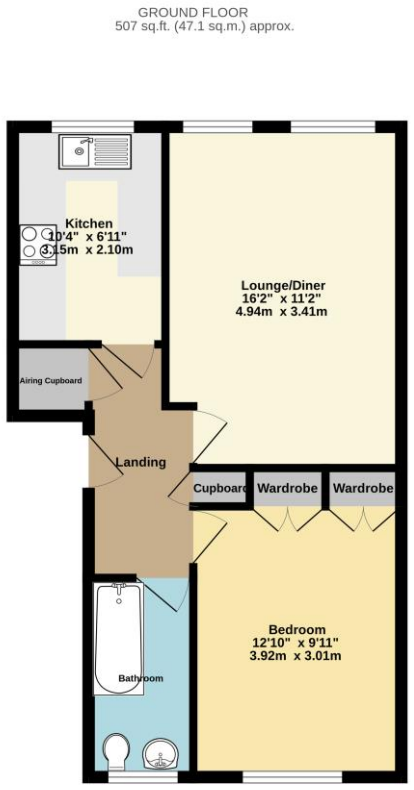
Accommodation: This flat is on the first floor and it's front door opens to a hallway which in turn accesses the nice bright lounge with westerly aspect. Similarly there is a kitchen facing the same way overlooking the gardens. On the east side of the flat is the bedroom with built-in wardrobe and next to this a bathroom with shower over the bath.

Outside: There is a garage in a block and pleasant lawned communal gardens.

EPC: D, Council tax band: B, Tenure: Leasehold 127 years remaining until 2153. Last annual maintenance £1750, ground rent £80. Sorry no pets.

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

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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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