

PETTENGELLS
ESTATE AGENTS

21 Yew Tree Court, Newlands Road, New Milton, Hampshire, BH25 6PJ
Asking Price £185,000

21 Yew Tree Court, Newlands Road, New Milton, Hampshire, BH25 6PJ

- Two bedroom ground floor flat
- Being sold with 40 year lease remaining
- Close to town centre
- Lovely communal gardens
- Garage
- Private front door
- Living room and separate dining room
- Kitchen
- Bathroom with window
- Bus stop very close by













WE ARE DELIGHTED TO OFFER AS A 'CHAIN FREE' SALE, THIS TWO BEDROOM GROUND FLOOR FLAT. SITUATED A SHORT LEVEL WALK FROM THE TOWN CENTRE. PROPERTY HAS A GARAGE AND IS TO BE SOLD WITH ITS ORIGINAL LEASE WITH 40 YEARS REMAINING.

Accommodation: This apartment has the benefit of its own private door, an entrance vestibule leading into the hallway. There is a bright living/dining room with feature fireplace, which has a large window overlooking the gardens. The kitchen also has a pleasant outlook and also houses gas boiler. There is then a separate dining room, two double bedrooms, and a bathroom with a window.

Outside: There are superb mainly lawned gardens to the front and rear of the flat and one of the great features of this property is the pleasant outlook both to the front and rear. There is a garage in the block nearby.

EPC: D, Council tax band: C, Tenure: Leasehold 40 years remaining, last annual maintenance £1500 and ground rent £15. Well behaved dog/cat ok with consent.

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

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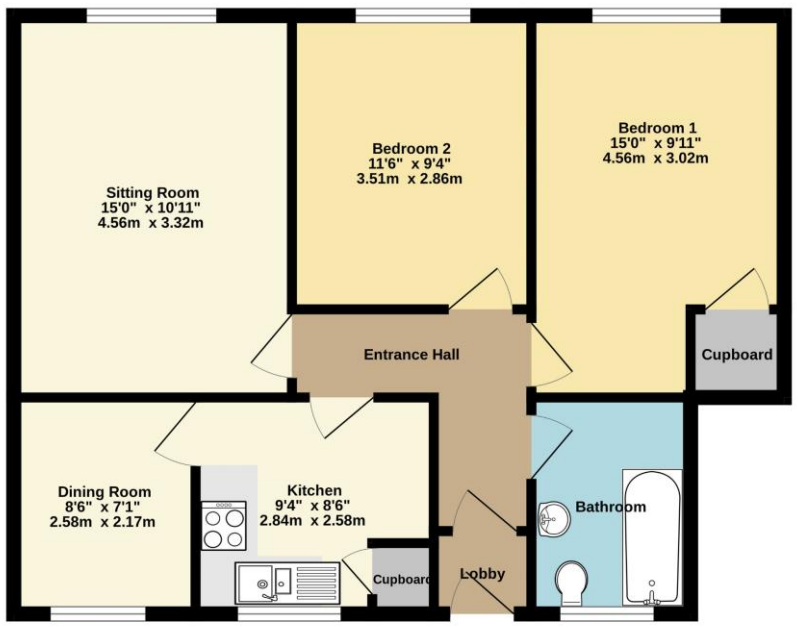
GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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