

PETTENGELLS
ESTATE AGENTS

4 Orchard Court, 18 Herbert Road, New Milton, Hampshire, BH25 6BX
Asking Price £200,000

4 Orchard Court, 18 Herbert Road, New Milton, Hampshire, BH25 6BX

- Two double bedroom first floor apartment
- Spacious lounge/dining room
- Kitchen/breakfast room
- Double glazed
- Gas fired central heating
- Shower room with window
- Garage in a block & parking area for Orchard Court residences
- Great central position just 2 roads back from New Milton high street
- Share of freehold with 996 years remaining on the lease
- Chain free













A CHAIN FREE, TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED IN A VERY CONVENIENT LOCATION CLOSE TO NEW MILTON TOWN CENTER

Accommodation: On the ground floor the communal entrance accesses only four apartments with stairs leading to the first floor. Front door opens into the spacious hallway with door leading to the bright and spacious lounge/dining room. The well laid out kitchen has space for appliances where the gas fired central heating boiler is also located and window to the rear. There are two double bedrooms with bedroom one having a range of built in wardrobes and a shower room with WC, wash hand basin and shower cubical with window to the rear.

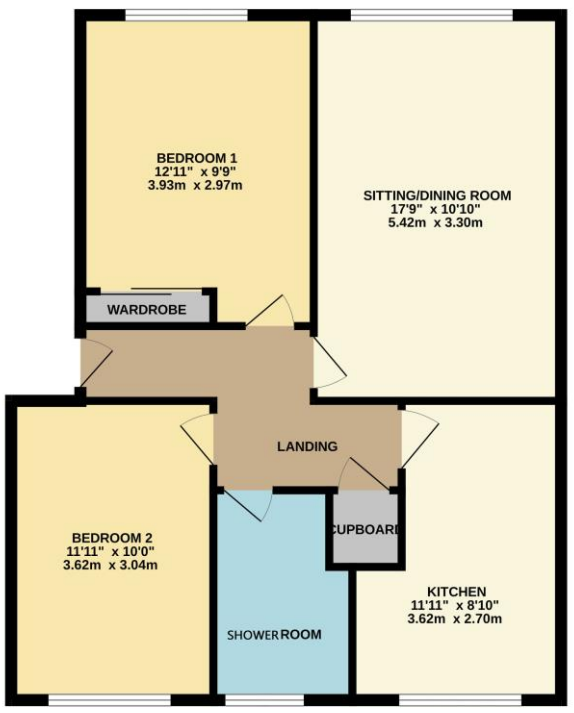
Outside: The lovely communal gardens are all maintained under the maintenance package with a garage in a block. Additional parking adjoins the garages on a first come first serve basis with a bin store next to.

Share of freehold with 996 years remining on the lease
2026 Maintenance: £356.88 per 1/4
EPC: C, Council tax band: C

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

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830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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