PETTENGELLS
ESTATE AGENTS

5 Bluebell Gardens, York Avenue, New Milton, Hampshire, BH25 6DR
Asking Price £325,000

5 Bluebell Gardens, York Avenue, New Milton, Hampshire, BH25 6DR

- Splendid modern apartment
- Quiet location but close to town centre
- Pennyfarthings built
- Balcony
- Allocated parking space
- Lovely living room
- Kitchen/breakfast room
- Two bedrooms
- Two shower rooms
- Lift access

SUPERB MODERN PENNYFARTHINGS BUILT TWO-BEDROOM FIRST FLOOR FLAT, IN A SMALL EXCLUSIVE BLOCK AND SITUATED IN A LOVELY QUIET LOCATION, BUT STILL CLOSE TO NEW MILTON TOWN CENTRE.

Accommodation: The building has entry phone system. Stairs or lift lead to the first floor. This flat's front door opens to the hallway. There is a lovely bright living/dining room, opening out to the balcony. A well appointed kitchen/breakfast room also has an outlook to the rear of the building. There are two double bedrooms with the main one having fitted wardrobe and en-suite shower room with window, and next to bedroom two is a further shower room with window. This flat offers good storage including use of loft.

Outside: To the rear of the building is an allocated parking space. There is also pleasant area of communal garden. This flat has the benefit of its own balcony which enjoys a lovely aspect for afternoon sunshine.

EPC: C, Council tax band: C, Tenure: Leasehold, 106 years remaining until 2133, service charge for 2026: £2574, ground rent £325 per annum, sorry no pets.

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

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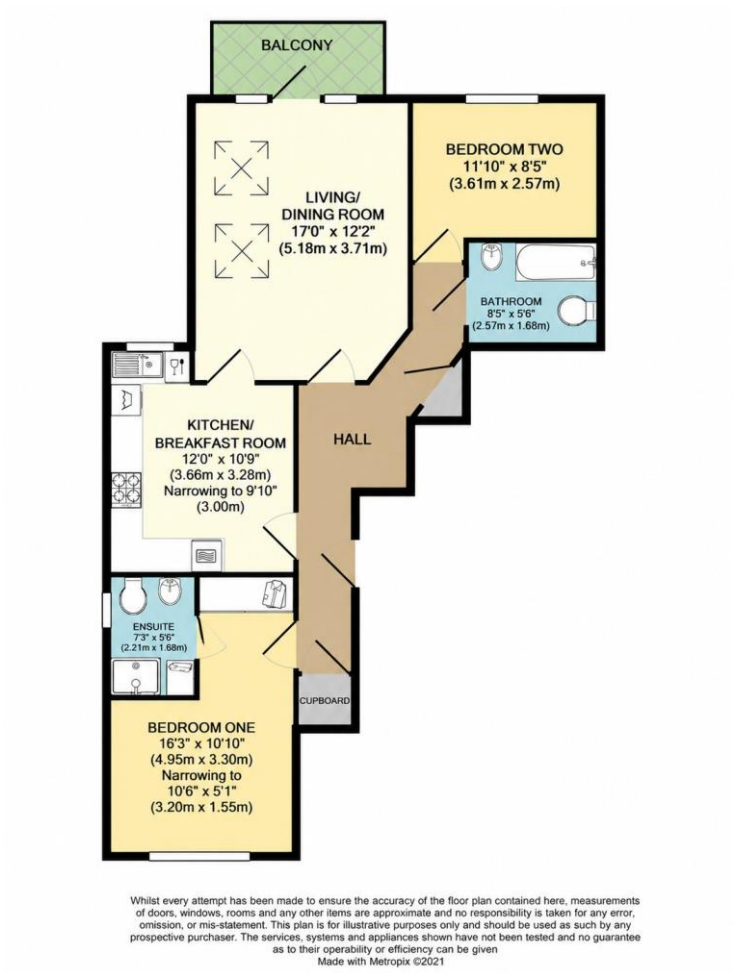

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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