



PETTENGELLS
ESTATE AGENTS

6 Parkland Place, Old Milton Road, New Milton, Hampshire, BH25 6DJ
Asking Price £175,000

6 Parkland Place, Old Milton Road, New Milton,
Hampshire, BH25 6DJ

- Spacious first floor flat
- In the heart of New Milton
- 24' Living/dining room
- Gated development
- Well appointed kitchen/breakfast room
- Two bedrooms with fitted wardrobes
- Bathroom and ensuite
- Chain free sale
- Allocated parking space
- 163 year lease

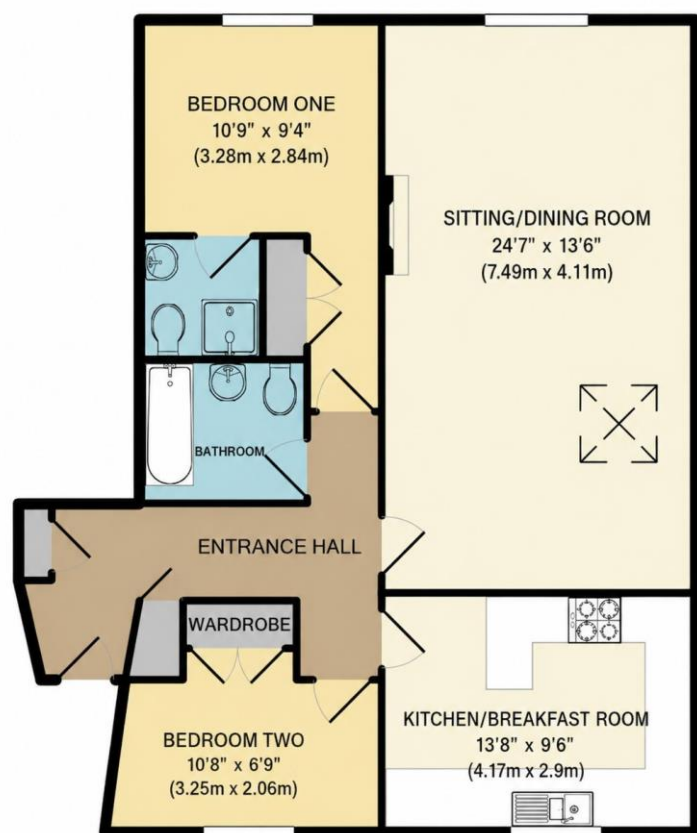




Council tax band: D, Tenure: Leasehold, 163 years until 2189, last annual maintenance £2793 and ground rent 'peppercorn'.

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



TOTAL APPROX. FLOOR AREA 79.8 SQ.M. (859 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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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