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6 Duplock House, Fernhill Lane, New Milton, Hampshire, BH25 5JJ
**Asking Price £199,950**

## 6 Duplock House, Fernhill Lane, New Milton, Hampshire, BH25 5JJ

- First floor flat, close to town centre
- Two bedrooms
- Well appointed kitchen
- Bathroom
- Allocated parking space
- Share of freehold
- Gas central heating
- Living/dining room

IMPRESSIVE TWO BEDROOM FIRST FLOOR FLAT OFFERED 'CHAIN FREE' AND CONVENIENTLY LOCATED CLOSE TO TOWN CENTRE.

Accommodation: The main building has an entry phone system, stairs lead to the first floor where this flat's front door opens to the entrance hall. There is a living/dining room, well appointed kitchen, two double bedrooms (bedroom one is particularly generous and has fitted wardrobes), and a bathroom.

Outside: There is a parking space to the rear, allocated.

EPC: C, Council tax band: C, Tenure: Share of freehold (TBC) with 102 years on lease, no ground rent, last annual service charge £1500

Note: There is an issue being resolved with the Land Registry regarding the title of the flat.

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

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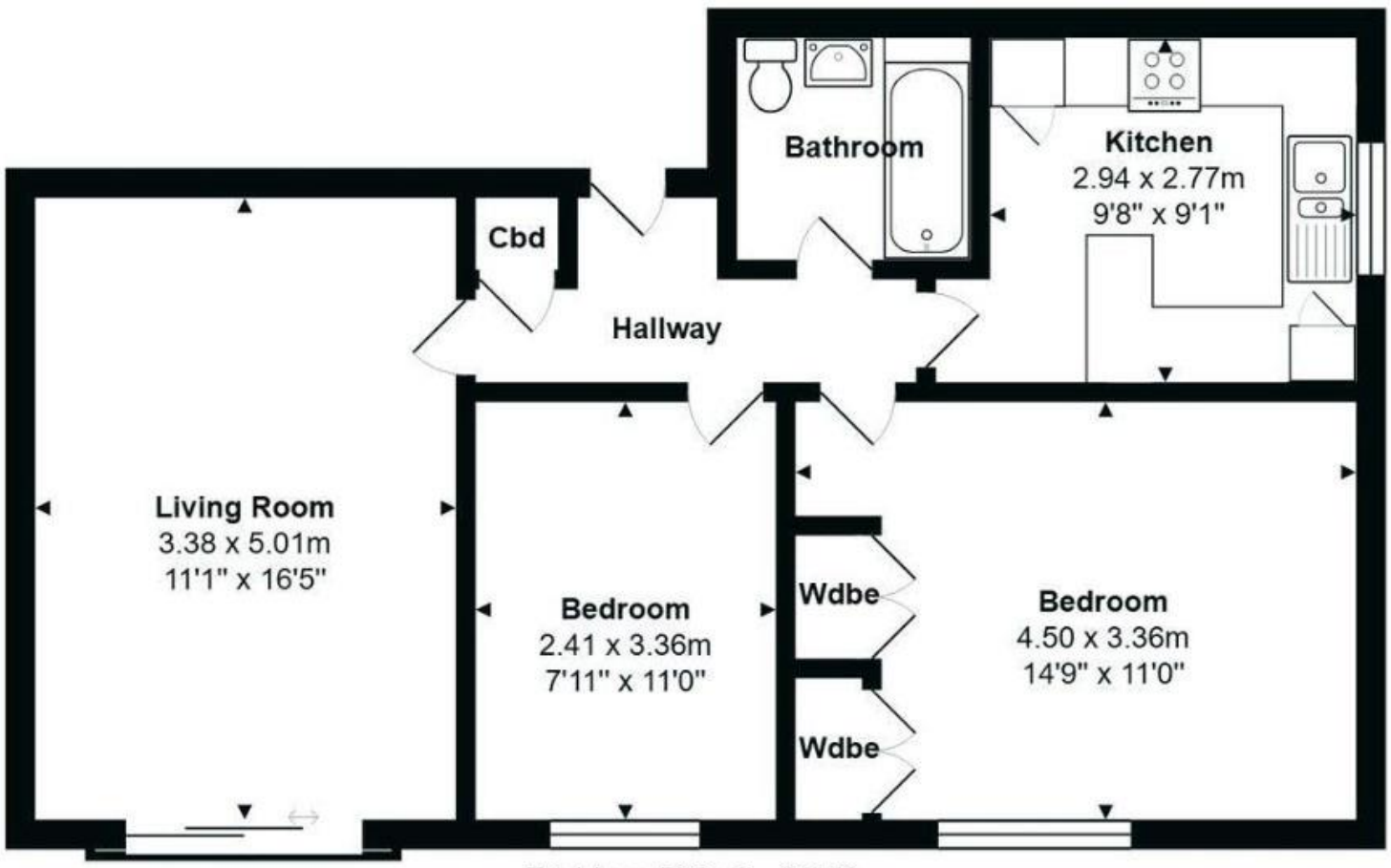


Total Area: 59.6 m² ... 641 ft²

All measurements are approximate and for display purposes only

**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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