

PETTENGELLS
ESTATE AGENTS

14 Park Gate, 64 Whitefield Road, New Milton, Hampshire, BH25 6DH
Asking Price £339,000

14 Park Gate, 64 Whitefield Road, New Milton, Hampshire, BH25 6DH

- Chain free sale
- Gated development in heart of town
- Two double bedrooms with fitted wardrobes
- Generous living room
- 101 year lease
- Spacious kitchen/breakfast room
- Bathroom & ensuite
- Balcony overlooking recreational ground
- Lift & stairs













IMPRESSIVE & SPACIOUS PENNYFARTHINGS TWO-BEDROOM FIRST FLOOR FLAT WITH GARAGE AND BALCONY AND SITUATED IN THE HEART OF NEW MILTON, 101 YEAR LEASE REMAINING, SERVICED BY A LIFT.

Accommodation: There is a communal entrance on the door floor with entry phone system, lift and staircase lead to the first floor with this flat's front door opens to the spacious entrance hallway. Double doors then lead to the impressive and bright living/dining room and this in turn opens to the balcony. The kitchen/breakfast room looks to the rear and there are two double bedrooms both with fitted wardrobes, bedroom one is particularly generous size and has benefit of an ensuite shower room. There is then a main bathroom.

Outside: This flat has a garage with electric door. There are communal grounds and of course it has the great benefit of the balcony which has a pleasant outlook of course towards the recreation ground.

EPC: C, Council tax band: D, Tenure: Leasehold, 101 years remaining until 2128, Last annual service charge: £2600 including reserve contribution, ground rent £623, sorry no pets, approx floor area 968 sq ft

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 this floor plan, the 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.
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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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