

PETTENGELLS
ESTATE AGENTS

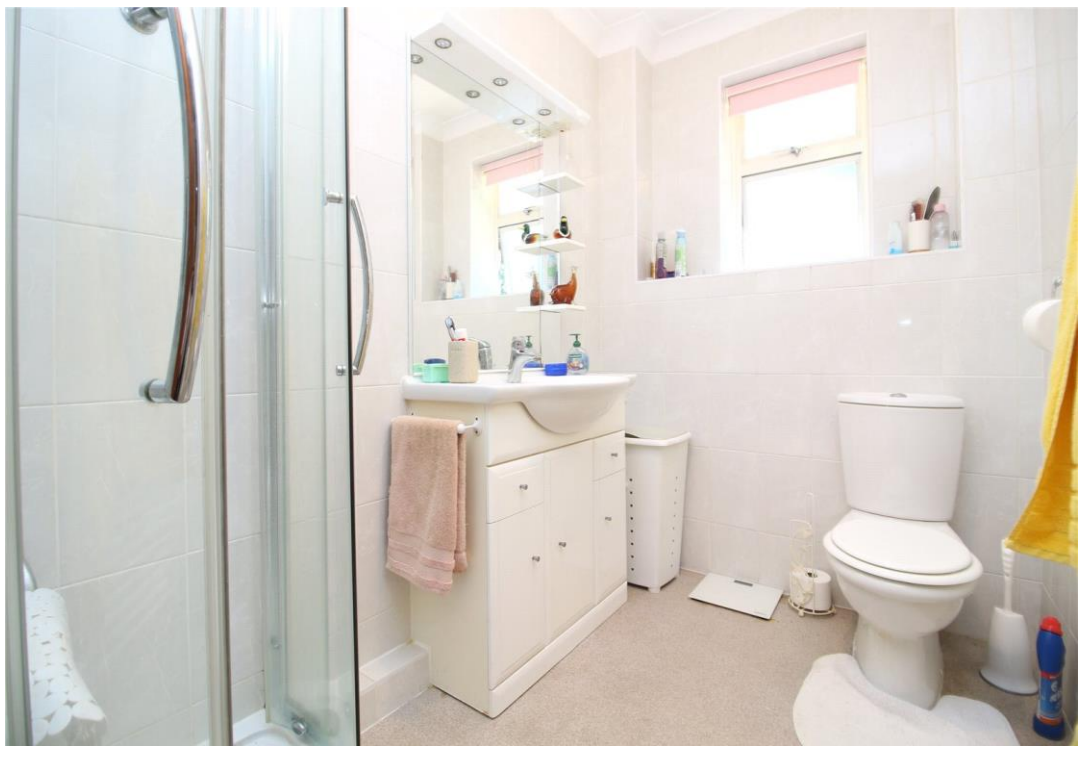
Flat 5, Elizabeth Court, Spencer Road, New Milton, Hampshire, BH25 6BY
Asking Price £240,000

Flat 5, Elizabeth Court, Spencer Road, New Milton, Hampshire, BH25 6BY

- Two bedroom first floor flat
- Kitchen
- Living/dining room
- Cloakroom/WC
- Shower Room/WC
- Garage
- Opposite M&S Foodhall
- In heart of New Milton
- Communal gardens













WE ARE PLEASED TO OFFER THIS IMPRESSIVE TWO BEDROOM FIRST FLOOR APARTMENT, CONVENIENTLY SITUATED IN THE HEART OF NEW MILTON, FURTHER BENEFITS INCLUDE TWO WC'S, A LONG LEASE AND A GARAGE.

Accommodation: On the ground floor is a communal door with entry phone system, the staircase leads to the first floor and this flat's front door opens to a spacious entrance hallway offering good storage. There is then a bright and spacious living/dining room and this leads into a well-appointed kitchen. There are two double bedrooms, each with fitted wardrobes. There is a shower room and then adjacent to this, usefully a second WC.

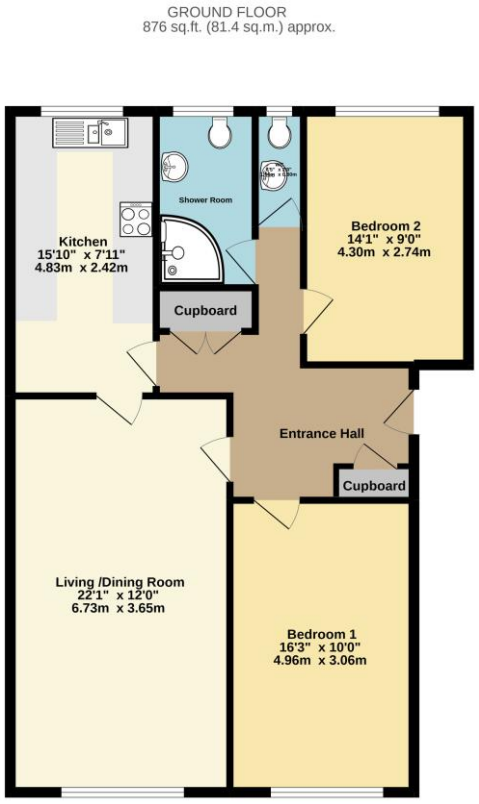
Outside: There are attractive communal gardens to the front and rear of the building. This flat has the benefit of a garage.

Lease: - There are roughly 135 years left on the lease (until 2162) and the most recent annual payment was circa £1350 the ground rent is 'Peppercorn'. Sorry no pets.

EPC: D, Council Tax Band: D, Tenure: Leasehold

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

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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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