



14 Floriston Gardens, Ashley, New Milton, Hampshire, BH25 5DL
Asking Price £155,000

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14 Floriston Gardens, Ashley, New Milton, Hampshire, BH25 5DL

- Impressive first floor flat, offered chain free
- Two double bedrooms
- Modern kitchen
- Modern shower room
- Living room overlooking the communal garden
- Own personal front door
- A small development for the over 55's
- Available quickly- Chain free sale
- Shops and bus stop close by
- Electric heating





THIS EXCEPTIONALLY IMPRESSIVE TWO-BEDROOM FIRST FLOOR FLAT FOR THE OVER 55s HAS IN RECENT YEARS UNDERGONE EXTENSIVE RENOVATIONS INCLUDING A NEW KITCHEN AND SHOWER ROOM.

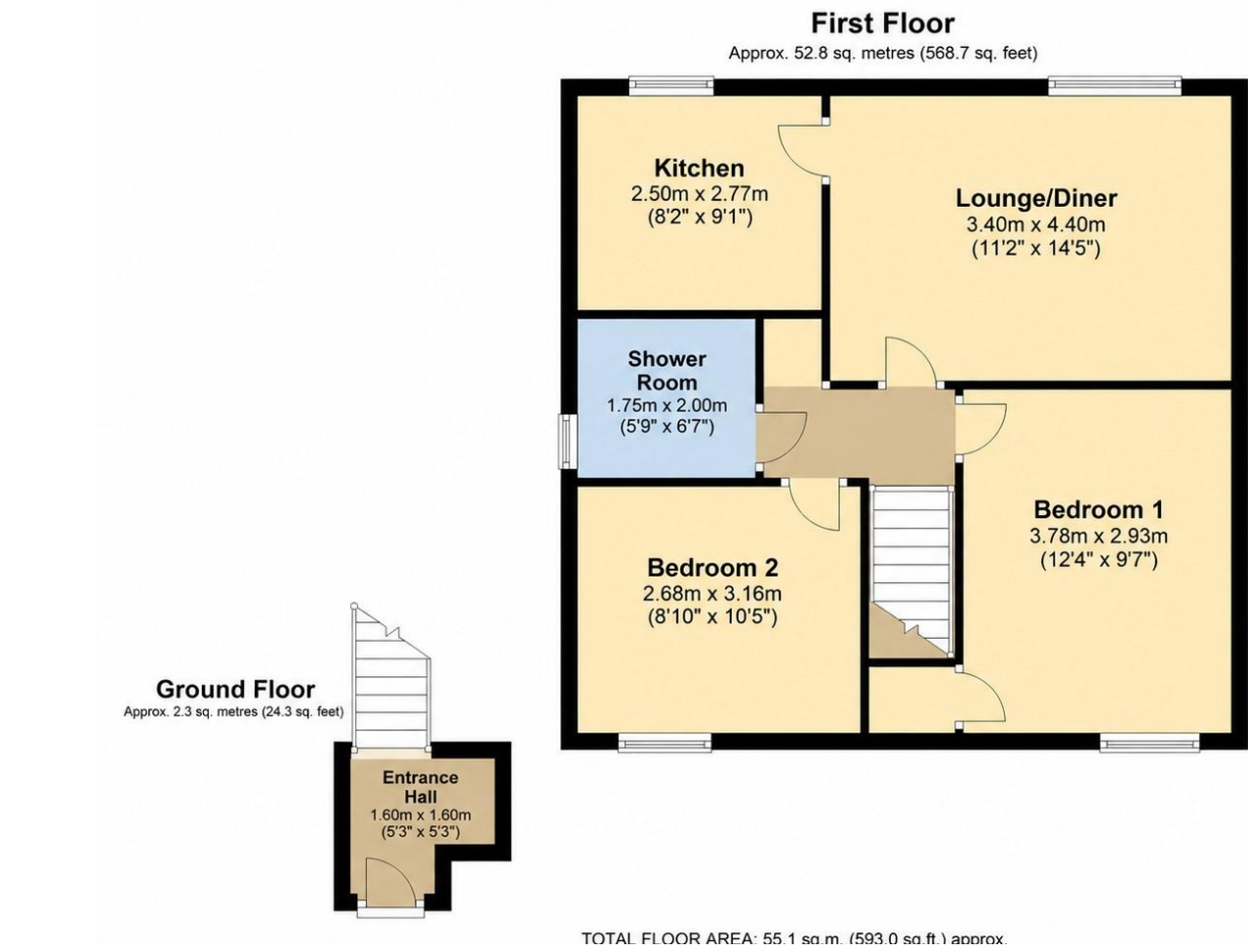
Accommodation: This flat has its own private front door, i.e. not communal entrance. This opens to a useful entrance lobby and then a staircase to the main hallway. This has a cupboard, also with space for washing machine. The living/dining room overlooks the communal garden and leads to the impressive modern kitchen which has integrated appliances comprising dishwasher, oven, hob and hood. Bedroom one has a built-in wardrobe, bedroom two is also a double bedroom and there is a modern shower room with window.

Outside: There are pleasant communal gardens on this development and there is a car park to the front of the flat although this is first come first served.

EPC: C, Council tax band: B, Tenure: Leasehold 89 years remaining until 2116, last annual service charge £3186, ground rent peppercorn, pet with permission. This development is overseen by a 'house manager' based in New Milton. 24 hour Careline facility.

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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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