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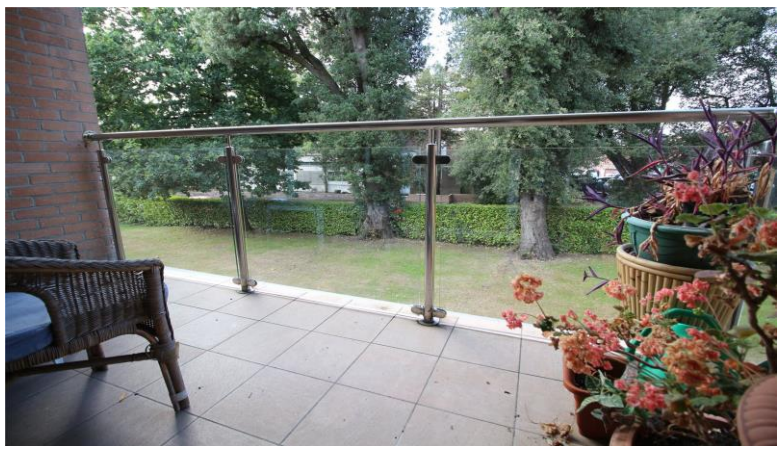
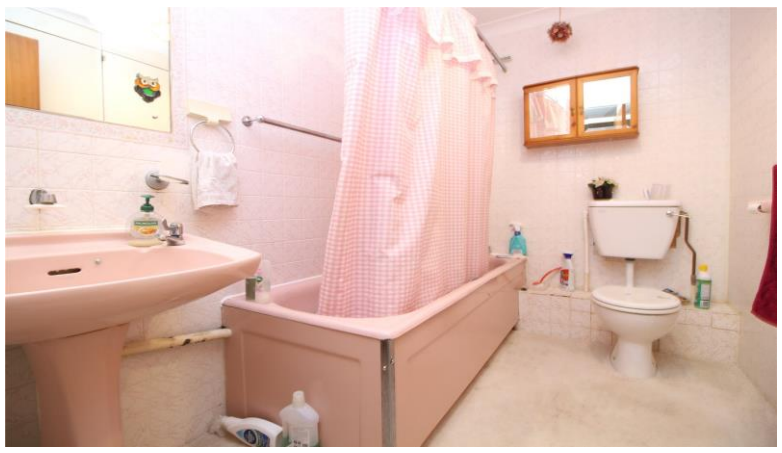
9 Beau Court, Spencer Road, New Milton, Hampshire, BH25 6EW

Asking Price £250,000

9 Beau Court, Spencer Road, New Milton, Hampshire, BH25 6EW

- Supremely spacious first floor flat, approx 1000 sq ft
- In heart of town centre
- Balcony with pleasant outlook
- Extended lease
- Two bedrooms with fitted wardrobes
- Bedroom three/ second reception room
- 17' Kitchen/breakfast room
- Bathroom plus second WC
- Chain free sale
- Garage





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS PARTICULARLY SPACIOUS TWO/THREE BEDROOM FIRST FLOOR APARTMENT. BENEFITS INCLUDE TWO WC's, SPACIOUS KITCHEN, BEDROOM THREE/SECOND RECEPTION ROOM, BALCONY, GARAGE AND EXTENDED LEASE. CONVENIENT LOCATION RIGHT IN THE HEART OF NEW MILTON.

Accommodation: Main door on the ground floor, staircase to the first floor and then this flat's front door opens to the impressive large entrance hall. There is then a living/dining room leading to the balcony. The kitchen/breakfast room overlooks the rear and also houses the gas boiler for central heating. There are two generous double bedrooms, both with fitted wardrobes, one at the front, one at the rear. There is then a potential third bedroom, again with fitted wardrobe or this could be a second reception room such as study/snug. There is a bathroom with shower over the bath, and a cloakroom/second WC.

Outside: The building has lovely mainly lawned communal gardens to the front and rear. There is a garage in a block and this apartment of course has the benefit of the balcony off the living room.

Council tax band: D, Tenure: Leasehold, there are 134 years remaining on the lease until 2161. There is no ground rent payable and the most recent annual service charge was £2100.

Pet policy: A director of Beau Court must give permission.

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

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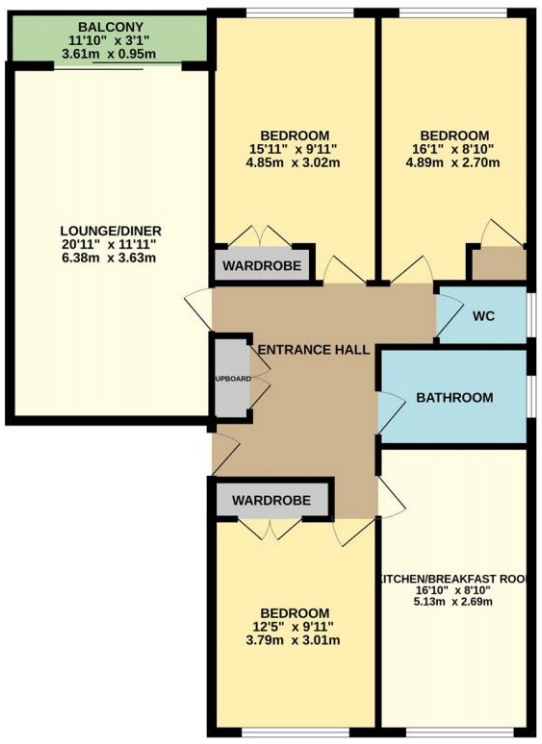
1040 sq.ft. (96.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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