

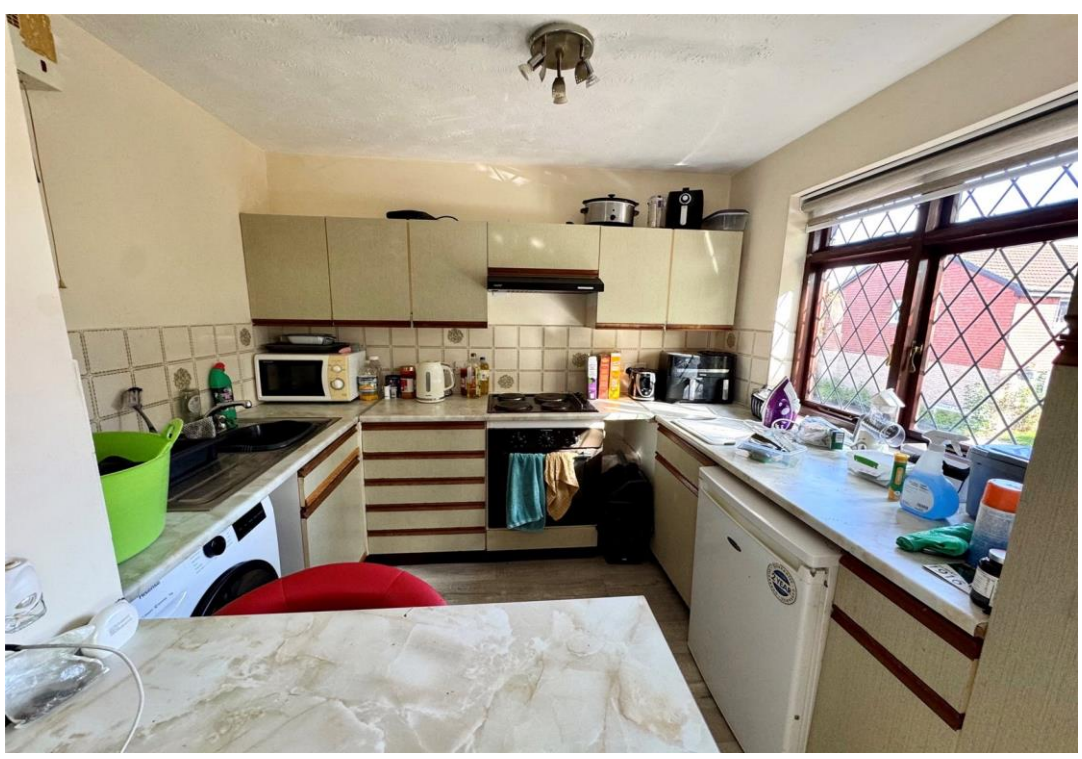
PETTENGELLS
ESTATE AGENTS

19 Buckingham Walk, New Milton, Hampshire, BH25 5XH
Asking Price £120,000

19 Buckingham Walk, New Milton, Hampshire, BH25 5XH

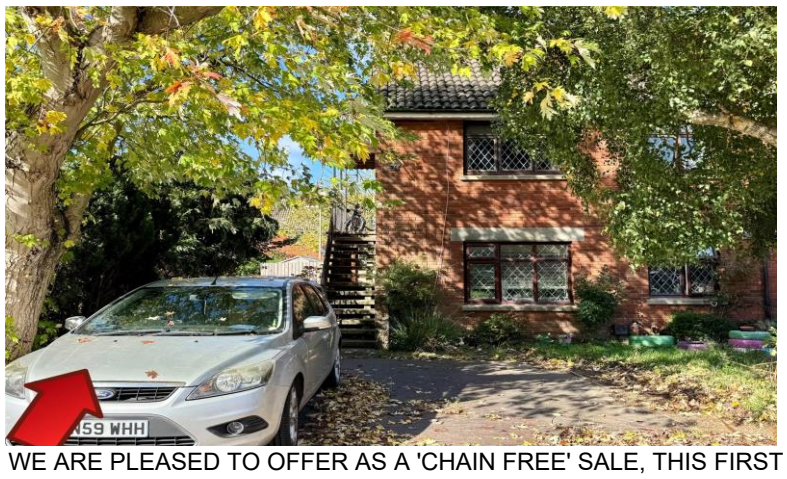
- Studio apartment available chain free
- Very long lease, 952 years
- No ground rent or formal maintenance charge
- Private front door
- Allocated off road parking space
- Lounge/bedroom
- Kitchen & bathroom
- General store/post office close by











WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS FIRST FLOOR STUDIO APARTMENT, SITUATED ON THE FRINGES OF THE EVER POPULAR CHATSWORTH PARK DEVELOPMENT. BENEFITS INCLUDE ITS OWN FRONT DOOR I.E. NOT COMMUNAL ENTRANCE, AND AN ALLOCATED OFF ROAD PARKING SPACE ADJOINING. AFFORDABLE FIRST HOME OR BUY TO LET.

Accommodation: An outside staircase leads to this flat's front door which opens to the open plan living space i.e. lounge plus fold down bed and adjoining kitchen area. There is then also a bathroom. Electric heating.

Outside: This flat has the benefit of an allocated off road parking bay right in front of the property which is obviously very convenient as often flats only have parking on a first come first served basis.

Note: The flat has 952 years remaining on its original 999 year lease i.e. until 2979. It is our understanding that it may also have a share of freehold although this needs to be confirmed. There is certainly no formal ground rent payable nor indeed a formal maintenance charge as there are no communal areas, but there is obviously a responsibility to maintain the building and this is shared with other adjoining owners. In practical terms this is therefore an inexpensive flat to run, although of course annual buildings insurance has to be paid for but this is the only fixed outgoing other than obviously utility bills and council tax.

Pet policy, it is our understanding that a well behaved pet would be fine.

EPC: D, Council tax band: A

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

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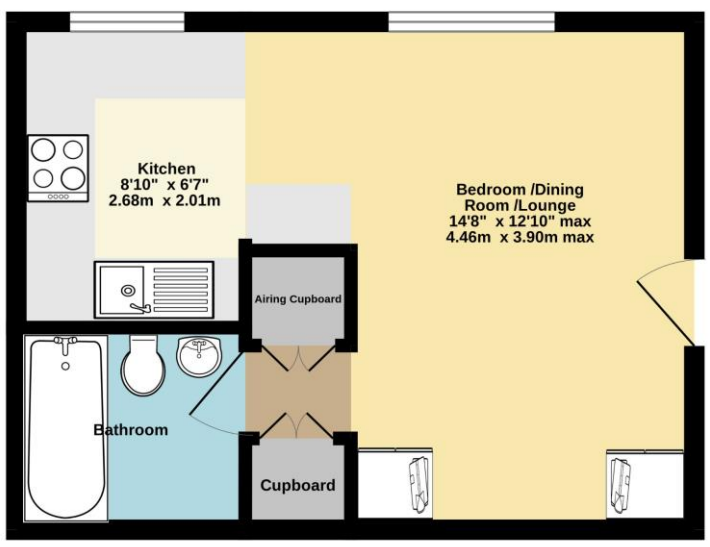
GROUND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 285 sq.ft. (26.5 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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