



PETTENGELLS
ESTATE AGENTS

3 Bluebell Gardens, York Avenue, New Milton, Hampshire, BH25 6DR
Asking Price £375,000

3 Bluebell Gardens, York Avenue, New Milton, Hampshire, BH25 6DR

- Two double bedroom ground floor apartment
- Built by renowned local builders Pennyfarthing
- Bedroom one with ensuite shower room and fitted wardrobes
- Impressive kitchen/breakfast room
- Lounge/diner with doors to communal gardens and patio
- Main family bathroom
- Allocated parking bay and further visitors parking
- Gas fired central heating and double glazed
- Quiet convenient location. Short walk to New Milton high street
- Chain free sale



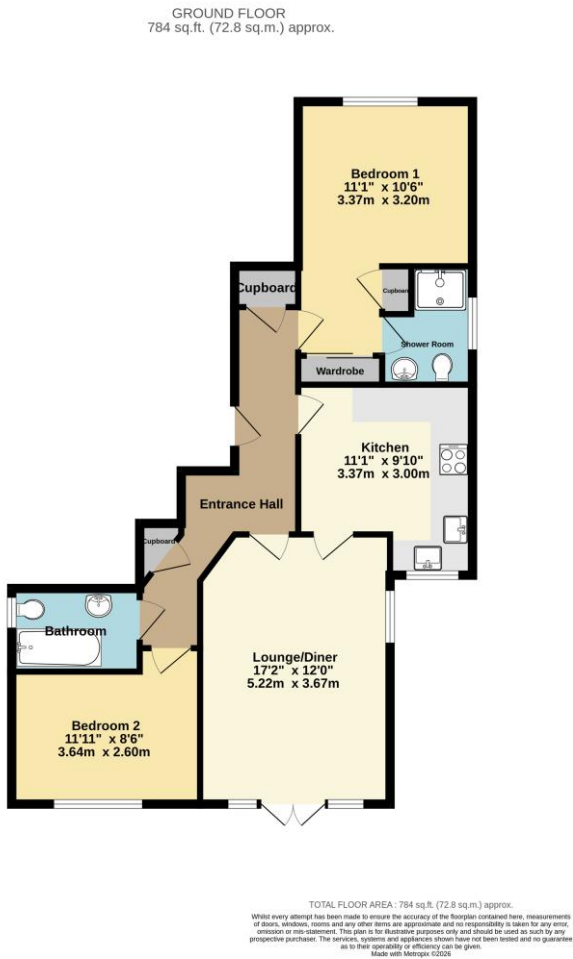


Accommodation: On the ground floor you have the communal front door with security entry phone, with main door to flat 11 being on the ground floor, entering into the entrance hall with airing cupboard and coats cupboard. Door leads to the kitchen/breakfast room with built in gas hob and extractor, double oven, washing machine and dishwasher, with space for a breakfast table. Door leading into the lovely dual aspect living room with french doors leading directly out to the approximately west facing communal gardens and patio area. There are two double bedrooms with the master bedroom having a comprehensive range of fitted wardrobes and an ensuite shower room. Bedroom two is a further double bedroom and a main bathroom with bath, wash hand basin and WC.

Maintenance for 2026: Service charge for 2026: £2574. Ground Rent: £325 p/a
125 year lease from 2008, with approx. 105 years remaining, EPC: C, Sorry no pets.

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



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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