

PETTENGELLS
ESTATE AGENTS

1 Forest Court, Ashley Road, New Milton, Hampshire, BH25 6BJ

Asking Price £199,950

1 Forest Court, Ashley Road, New Milton, Hampshire, BH25 6BJ

- Ground floor flat close to town centre
- Approx. 123 years remaining on the lease
- Chain free apartment
- Own entrance and private door to communal gardens
- Kitchen/breakfast room
- Bright and spacious lounge
- Two bedrooms both with fitted wardrobes
- Modern bathroom with window
- Gas fired central heating & double glazed
- Garage in a block close by













This well-presented two-bedroom ground floor flat offers a wonderful opportunity for those seeking a chain free purchase, the property is ideal for first-time buyers, downsizers, or anyone looking for low-maintenance comfort in a prime location.

Your own front door opens into the inner hallway which opens into the bright and spacious living room, which is archwayed into the well laid out kitchen/dining room with built in oven, hob and extractor, with space for a dishwasher. Step directly from your living space onto well-tended communal gardens. The flat boasts two spacious bedrooms both with fitted wardrobes and a modern bathroom, complemented by generous storage throughout with one of the cupboards having plumbing for a washing machine.

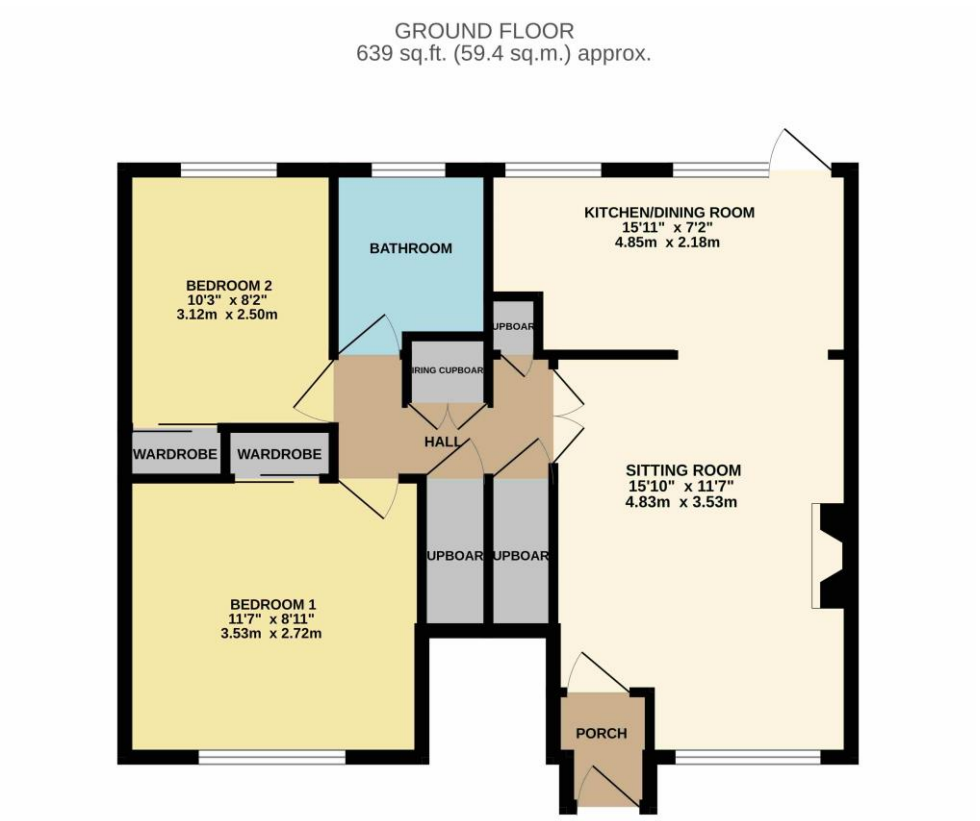
There is a garage in a block close by and a parking area for residents on a first come first serve basis.

Set within a peaceful residential area, the property enjoys proximity to all the amenities New Milton has to offer. The bustling high street—with its array of shops, cafés, is just a short stroll away. Commuters and day-trippers alike will appreciate the nearby mainline railway station, offering easy links to Bournemouth, Southampton, and London. For those who love the outdoors, the beautiful New Forest National Park is within easy reach, ideal for scenic walks, cycling, and picnics in the countryside. Beach 1.5 miles away.

EPC: D, Council tax band: B, Tenure: Leasehold 189 years from 1 October 1961 (until 2150)
Maintenance: approx. £1200
Ground rent: TBC

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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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