

PETTENGELLS
ESTATE AGENTS

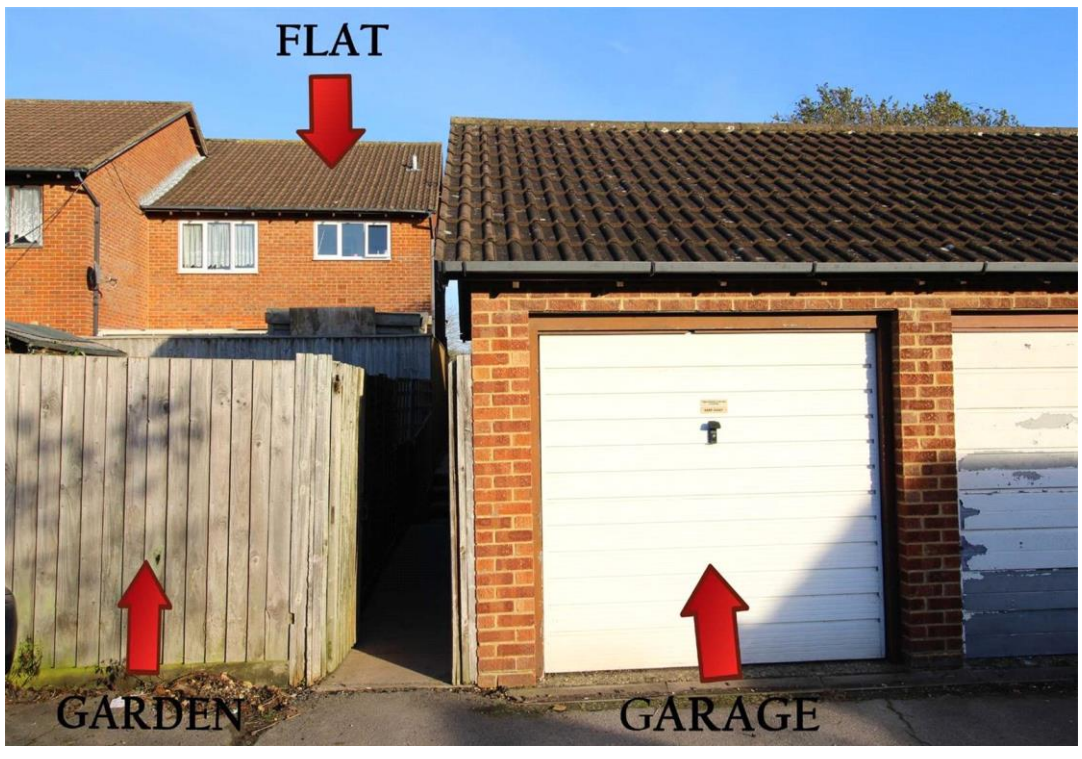
64 Carisbrooke Court, New Milton, Hampshire, BH25 5UE
Offers Over £200,000

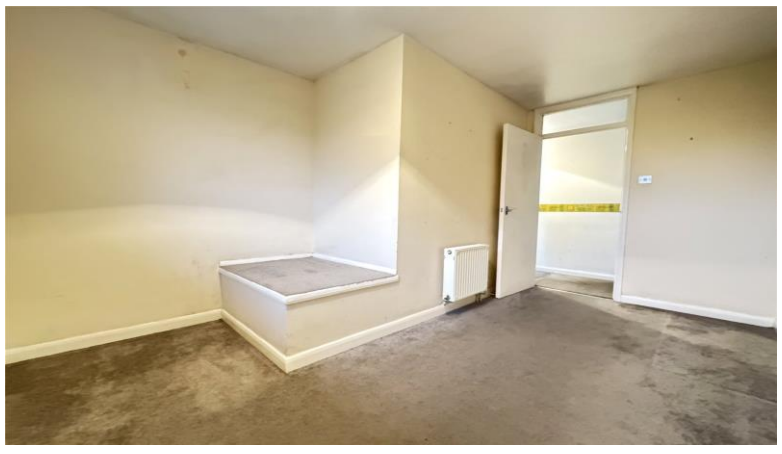
64 Carisbrooke Court, New Milton, Hampshire, BH25 5UE

- Share of freehold plus remainder of 999 year lease
- Garage and its own south facing garden
- Own personal front door
- Two bedrooms
- Kitchen/breakfast room
- Bathroom with window
- Gas fired central heating and double glazed
- Living room with pleasant outlook to the front overlooking green
- Chain free sale













A TWO BEDROOM FIRST FLOOR APARTMENT WITH ITS OWN PERSONAL FRONT DOOR, GARAGE AND GARDEN AND OFFERED CHAIN FREE.

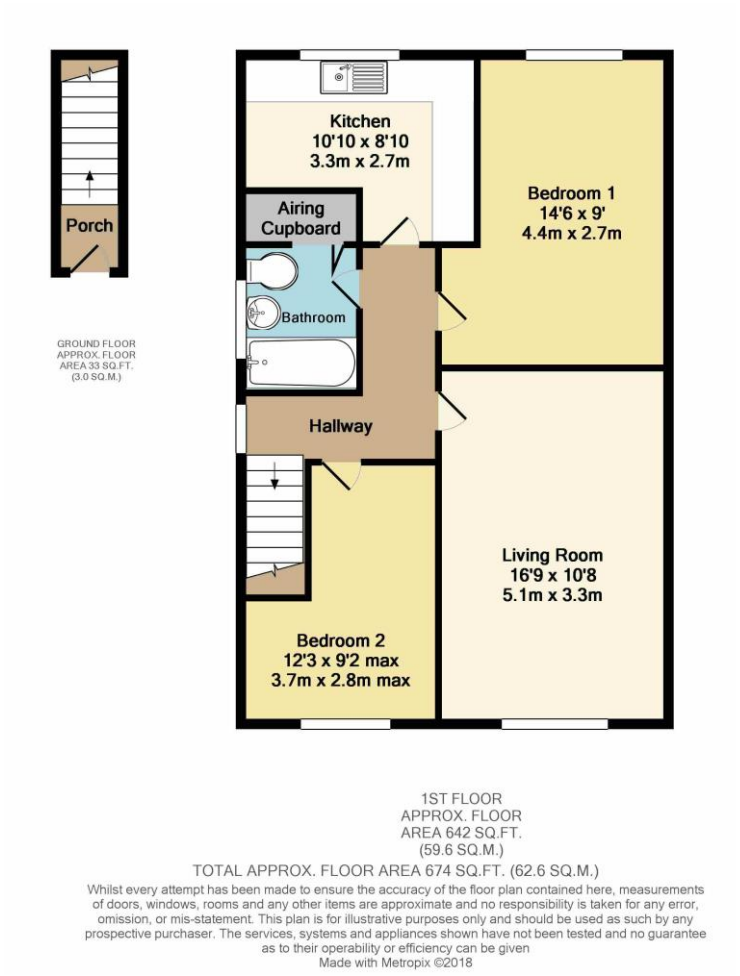
Accommodation: On the ground floor your own personal front door opens into the hallway with hanging space for coats and with flight of stairs leading to the first floor. The living room overlooks the front with pleasant outlook over the open green. The kitchen breakfast room has space for fridge freezer and washing machine with the cooker remaining. The gas fired central heating boiler is also located in the kitchen. There are two good size bedrooms, then a bathroom with shower over and window.

Outside: The south facing garden to rear is laid to shingle and is accessed via a gate to the side. The garage with up and over door is adjacent to the garden with path to the side leading to the front door.

EPC: D, Council tax band: B. Share of freehold with approximately 954 years remaining on the lease. No ground rent is payable and the maintenance is on an as and when basis.

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

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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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