

Flat 7, Marine Point, 72 Barton Court
Avenue, Barton on Sea, New Milton,

Asking Price **£250,000**



2

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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Ground floor apartment located in a superb coastal position...

LOCATED IN A SUPERB COASTAL POSITION, JUST A STONE'S THROW FROM THE STUNNING CLIFFTOP AND BEACH OF BARTON ON SEA, IS A TWO BEDROOM GROUND FLOOR FLAT IN NEED OF SOME MODERNISATION, BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Communal entrance with private door to the property. Spacious entrance hall with storage cupboard and doors to accommodation.

The lounge diner has sliding patio doors out on to a patio and enjoys a pleasant outlook over the communal gardens.

The kitchen comprises of eye abase level units with cupboards and drawers. Inset sink and drainer and space for a range of appliances. Window overlooks the gardens.

Two double bedrooms, both with fitted wardrobes. The master bedroom has a modern en-suite shower room comprising shower cubicle, WC and wash hand basin,

tilled walls and a heated towel rail.

In the main bathroom is a bath with shower over, a wash hand basin and a WC. Tiled walls.

Outside

Set-in well-maintained grounds laid to lawn along with some well-established shrubs.

The property is conveyed with a pitched roof garage which is located at the rear of the building, along with further casual parking.

Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable.

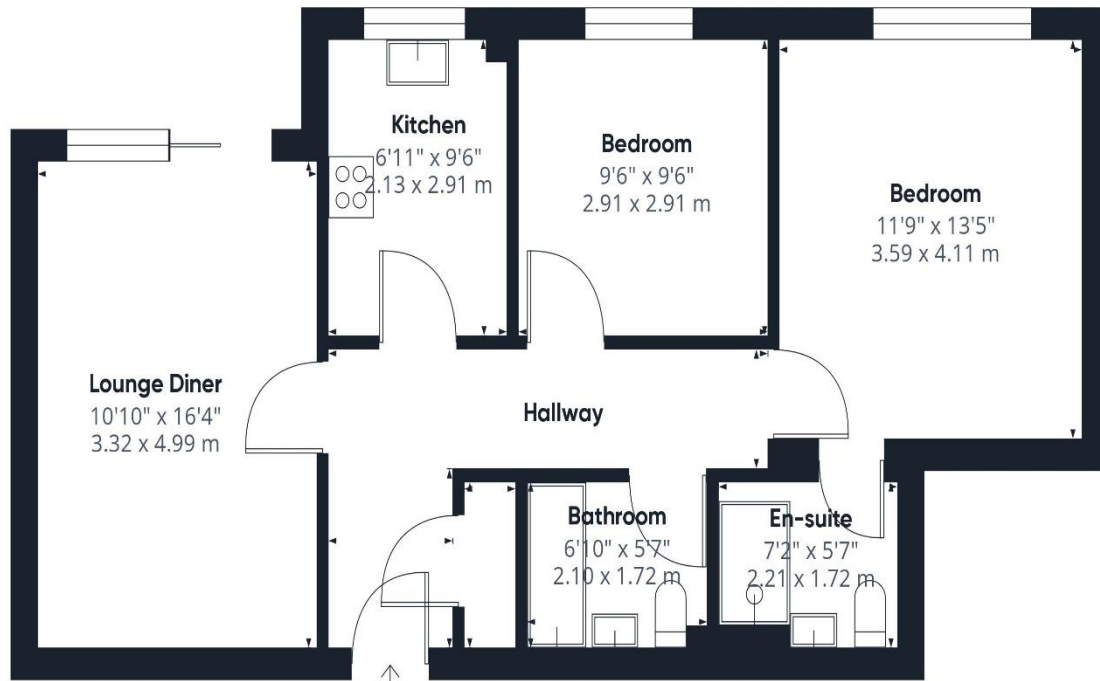
We understand an annual maintenance charge is payable which amounts to approximately £1200.

Council tax band D



KEY POINTS

- Located a short walk to the stunning clifftop and beach
- Share of freehold
- En-suite to master bedroom
- Private patio
- Garage & casual parking



Approximate total areaⁱⁱⁱ
695.39 ft²
64.6 m²

Excluding balconies and terraces

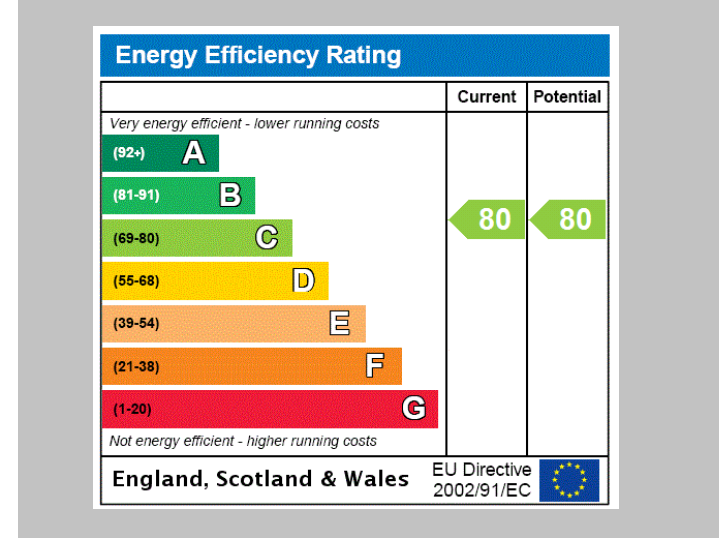
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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