



**PETTENGELLS**  
ESTATE AGENTS

Flat 2, Southwood Court, 1 Southwood Avenue, Walkford, Christchurch, BH23 5RL  
**Asking Price £250,000**

Flat 2, Southwood Court, 1 Southwood Avenue,  
Walkford, Christchurch, BH23 5RL

- Spacious ground floor flat
- Available chain free
- Garage and off road parking
- South westerly garden
- Patio off lounge
- Living room with working fireplace
- Kitchen with private door
- Two double bedrooms
- Bathroom
- 130 year lease







TWO BEDROOM GROUND FLOOR FLAT, AVAILABLE CHAIN FREE AND WITH MANY IMPRESSIVE FEATURES.

Accommodation: There is a communal entrance to the flat but it also has the benefit of its own private door into the kitchen. The entrance hall leads into the bright living/dining room which opens out to the patio and has a fireplace with open fire facility. The aforementioned kitchen also houses the modern gas boiler. There are two double bedrooms and a bathroom.

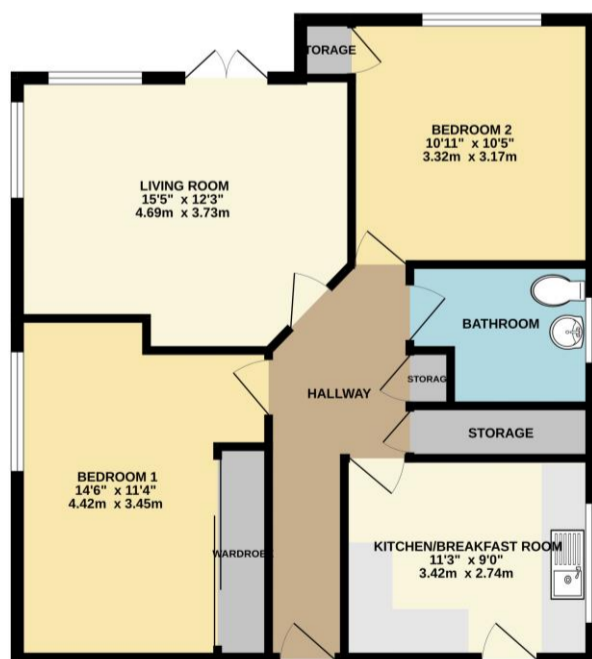
Outside: The flat has the benefit of a sun terrace off the living room as part of a communal area of garden with a south/westerly aspect. There is a garage measuring 5.5m x 2.42m and in front of this is a useful area of off road parking, potentially for two cars. There is a integral shed/store for this flat.

EPC: D, Council tax band: B, Tenure: Leasehold 189 years from 1964 ie approx 130 years remaining. Ground rent £14 per annum, maintenance 900 per annum for owner occupier a £1200 per annum for buy to let owner.

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

GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, stairs 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.  
Made with MyHomeplan (0202)

**IMPORTANT:** 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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