



PETTENGELLS
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Flat 6 Southwood Court, 1 Southwood Avenue, Walkford, Dorset, BH23 5RL
Offers Over £200,000

Flat 6 Southwood Court, 1 Southwood Avenue, Walkford, Dorset, BH23 5RL

- Impressive first floor apartment
- Two Double Bedrooms
- Lounge with Balcony
- Kitchen
- Modern Bathroom
- Gas Central Heating
- Communal gardens
- 129 Year lease until 2153
- Available quickly
- Utility room and larder





TWO BEDROOM FIRST FLOOR FLAT WITH BALCONY AND 129 YEARS LEFT ON LEASE, OFFERED CHAIN FREE.

Accommodation: The main door on the ground floor has an entry-phone system, a staircase then leads to the first floor. This flat's front door opens to entrance hall. There is then an impressive double aspect living/dining room leading to the balcony. The kitchen also houses the gas boiler for the central heating. There is then a useful separate utility room and larder. The main bedroom is a good size and has a fitted wardrobe and bedroom two is also a double room with built-in wardrobe. There is a bathroom with shower over the bath.

Outside: There are communal gardens, which this flat has the use of and it has its own balcony. It does not have allocated parking or a garage, but there is unrestricted parking in Southwood Avenue.

EPC: C, Council tax band B, Tenure: There are 129 years left on the lease, which runs out in 2153. Last annual maintenance £1200 and ground rent £14. Approx floor area: 807 sq ft (75 sq m) Pet ok if well behaved.

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. The flood risk is deemed as 'very low' unless stated otherwise. 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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