



**PETTENGELLS**  
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4 Turf Croft Court, Solent Road, Walkford, Dorset, BH23 5PZ  
**Asking Price £265,000**

4 Turf Croft Court, Solent Road, Walkford,  
Dorset, BH23 5PZ

- First floor flat in small block of four
- Has own garden area
- 17' x 10' Garage
- 143 Year lease, no ground rent
- Low maintenance charge
- Two double bedrooms
- Impressive modern kitchen
- Modern shower room
- Chain free sale







AVAILABLE 'CHAIN FREE', THIS SUPERB TWO BEDROOM FIRST FLOOR FLAT WITH GARDEN, GARAGE AND 143 YEAR LEASE

Accommodation: The main door is on the ground floor opening to this and just one other first floor flat, via a staircase. This flat's front door then opens the entrance hall and then in turn a living room which enjoys a bright westerly aspect, as does the well appointed modern kitchen/breakfast room. This has extensive integrated appliances comprising, fridge/freezer, oven, microwave, washing machine, dishwasher, hob and hood and also housing the new in 2024 gas boiler. There are two double bedrooms and a shower room.

Outside: It is our understanding that each of the four flats within the building has an area of allocated garden and this flat's garden is located at front and to the right. To the rear of the building there is general parking area plus a large garage (17' x 10') in a block.

Please note: This flat has approximately 143 years left on the lease until 2168. We have been told that the last year's maintenance was £900 and there is no ground rent. It appears that a pet is okay as there is at least one cat and dog currently in the building (may need freeholder's permission).

Council tax band: B, Tenure: Leasehold, approx floor area 600 sq ft

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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