PETTENGELLS
ESTATE AGENTS

Flat 9, Bordeaux, Chewton Farm Road, Walkford, Dorset, BH23 5QN
Asking Price £475,000

Flat 9, Bordeaux, Chewton Farm Road, Walkford, Dorset, BH23 5QN

- Splendid nearly new apartment
- Luxury kitchen, bathroom & ensuite
- Walking Distance To Village/Shops
- High Spec' Fittings
- Underground Parking Space
- EV Charging
- 1 Mile To Beach, Short Drive New Forest
- 999 Year Lease/ Pet On Licence
- Spacious open plan living space
- Communal garden area
- Lift including to basement car park

IMPRESSIVE AND SPACIOUS, NEARLY NEW TWO BEDROOM FIRST FLOOR APARTMENT, UNEXPECTEDLY AVAILABLE DUE TO OWNERS' JOB RELOCATION.

Accommodation: There is an entrance hall leading to an impressive large open plan living space with lounge, dining and kitchen areas. The kitchen has extensive integrated appliances comprising fridge/freezer, oven, microwave, induction hob, hood over, dishwasher, wine cooler and washing machine/tumble drier. Doors open to a Juliet balcony at the front as part of the large attractive bay. Bedroom one has an ensuite shower room and bedroom two is also a double and there is a main bathroom.

Outside: To the front of the building are attractive landscaped gardens, an area of this is communal and available for the use of this flat. The ramp leads down to the underground car park where this apartment has an allocated parking space. An elevator then rises to the first floor. Alternatively of course this flat can be accessed from the attractive main entrance and there is a staircase or lift. EV charging on ground level.

EPC: B and Council tax band: 'E' TBC, Tenure: Balance of 999 year lease and share of freehold, Approx floor area: 871 sq ft (81 sq m), recent annual maintenance charge £2000 approx

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

PETTENGELLS
ESTATE AGENTS

TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 Metropix ©2024

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.

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

PETTENGELLS
ESTATE AGENTS