

**Flat 3 Hazeldene,  
2 York Road, Broadstone, BH18 8ET**

**£249,950  
Leasehold**



**A rare opportunity indeed to acquire a spacious, well presented, two bedroom ground floor apartment within a moment's walk of Broadstone high street. Notable features of the property include entrance hall, excellent lounge/dining room, kitchen/breakfast room, master bedroom with fitted furniture, second bedroom, shower room, whilst externally the property benefits from landscaped communal gardens and a garage situated in an adjacent block. Other features include gas fired central heating and UPVC double glazed windows. Offered for sale with No Forward Chain, we recommend early viewing.**

**AUTOMATED DOOR** With secure entry system leads to:

**COMMUNAL HALLWAY** Glazed door to:

**INNER HALLWAY** From where a hardwood panelled door provides access to the apartment

**ENTRANCE HALL** Cupboard, radiator

**EXCELLENT LOUNGE/DINING ROOM** 18' x 11' 4" (5.49m x 3.45m) Radiator, power points, TV point, ornamental fireplace, window overlooking communal gardens



**KITCHEN/BREAKFAST ROOM** 10' x 8' 10" (3.05m x 2.69m) Fitted with a range of wall and floor mounted units with fitted worksurfaces and part tiled walls, inset stainless steel single bowl sink unit, under counter Bosch oven, four ring gas hob with extractor hood, plumbed and fitted Bosch washer/dryer, fitted Bosch slimline dishwasher, space for fridge/freezer, wall mounted Baxi gas boiler, tiled flooring, window to front elevation



**BEDROOM 1** 13' 6" x 10' (4.11m x 3.05m) Radiator, range of fitted wardrobes, window overlooking communal gardens

**BEDROOM 2** 8' 10" x 7' (2.69m x 2.13m) Radiator, boxed bay window overlooking front elevation

**SHOWER ROOM** Suite comprising walk in shower with semi-circular sliding door, wall mounted thermostatically controlled shower with rain shower above, WC with concealed cistern, wash hand basin with vanity unit, adjacent cupboards and worksurface, heated towel rail, fully tiled walls, tiled floor, window to side elevation



**OUTSIDE** The property benefits from well maintained landscaped communal gardens. There is a GARAGE situated in a small block adjacent to the property

**LEASE INFORMATION** The property is held on a 189 year Lease from September 1988. We are informed by the vendor that pets are permitted only with the written consent of the lessors.



**SERVICE CHARGE** The current service charge is approximately £550 per quarter. Buildings insurance is approximately £550 per annum. The service charge will be significantly reduced at the end of the current period close to the 'rolling average' of £400/quarter. This lease information has been supplied to us by our vendor, but prospective purchasers must verify the accuracy through their licenced conveyancer/solicitor.

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**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**Consumer Protection from Unfair Trading Regulations 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Ref: 15393**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 56.0 sq. metres (603.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.

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