

**10 Sunningdale Gardens,  
Broadstone, BH18 9BF**

**£269,950  
Share of  
Freehold**



Situated in this quiet and desirable location, is this two double bedroom first floor apartment presented in very good decorative order throughout. The apartment benefits from a Share of Freehold with a long lease of 969 years and has gas fired heating with radiators and UPVC double glazed windows. The apartment has a good size reception hall with storage and then a generous lounge overlooking the front aspect. The two bedrooms both have fitted bedroom furniture and there is a well appointed kitchen, there is then a bathroom and separate cloakroom. The grounds have been very well maintained and are stocked with a number of specimen shrubs, there is visitor parking and the property also benefits from a garage.

**COMMUNAL FRONT DOOR** With a telephone entry system, stairs lead to:

**FIRST FLOOR LANDING** Solid front door leads to:

**GOOD SIZE RECEPTION HALL** Coved ceiling, radiator, wall mounted heating thermostat control, two storage cupboards with shelving and a loft hatch with a sliding ladder gives access to the roof space

**LOUNGE/DINING ROOM** 18' 8" x 12' 11" (5.69m x 3.94m) Coved ceiling, two radiators, window to front aspect, four wall light points, TV aerial connection

**KITCHEN** 10' x 9' 8" (3.05m x 2.95m) A range of light oak style units comprising of one and a half bowl single drainer sink unit with centre mixer tap with adjacent roll top worksurfaces with a range of drawers and base storage cupboards below, integrated electric oven with four ring gas hob and extractor canopy over, adjacent eye level wall mounted units with underlighting, space and plumbing available for an automatic washing machine and slimline dishwasher, space for an upright fridge/freezer, wall mounted Vaillant combination boiler serving the heating and domestic hot water supply, coved ceiling, radiator, partly tiled walls, window overlooking the gardens

**BEDROOM 1** 13' 3" plus bay x 11' 8" (4.04m x 3.56m) Coved ceiling, bay window to rear aspect, radiator, two double built in floor to ceiling wardrobe units, built in dressing table unit with mirror and range of drawers below

**BEDROOM 2** 10' 2" x 9' 10" inc. wardrobe (3.1m x 3m) Coved ceiling, radiator, window to front aspect, built in desk unit with shelving above, range of floor to ceiling mirror fronted sliding wardrobe units

**BATHROOM** Suite comprising of panel enclosed bath with centre mixer tap and wall mounted shower attachment, pedestal wash hand basin and WC, tiled vanity shelf, radiator, extractor fan, wall light incorporating electric shaver point, chrome towel rail and window

**SEPARATE CLOAKROOM** Suite comprising of WC, wall mounted wash hand basin with tiled splashback, radiator, extractor fan



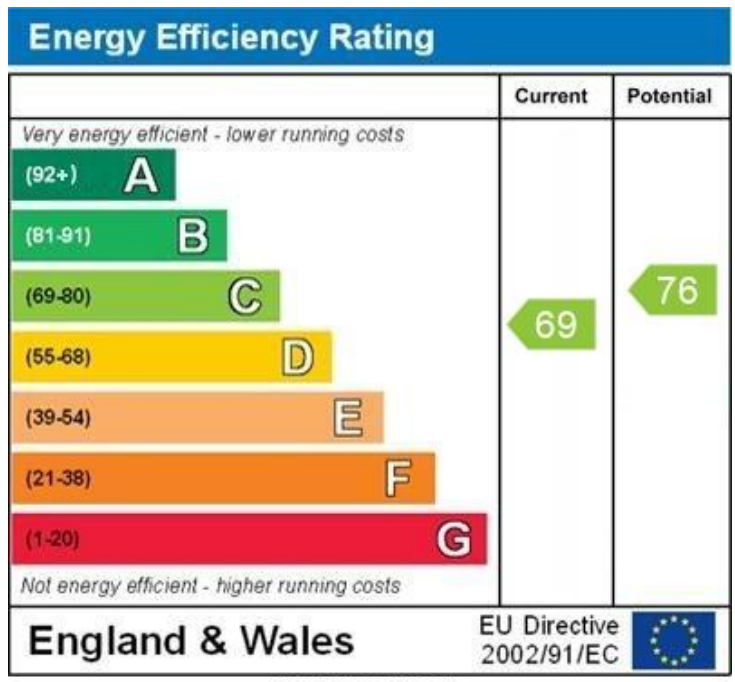
**OUTSIDE** A sweeping tarmac driveway leads to the front of the building where there is visitor parking and access to the SINGLE GARAGE fitted with an up and over door. The gardens have been well maintained and are very mature and have been arranged with areas of lawn with extensive borders stocked with specimen shrubs.

**LEASE INFORMATION** Share of Freehold with 969 years remaining on the Lease

**MAINTENANCE** £1908 per annum to include buildings insurance, cleaning of communal hallways, window cleaning, external lighting and gardening

**COUNCIL TAX BAND 'D'** 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: 14885**





**Total area: approx. 75.1 sq. metres (808.8 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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