



## Flat 3 Westhill House, 29 West Way, Broadstone BH18 9LW

Last one remaining! Westhill House is a newly built luxury development of just six apartments located close to Broadstone high street with its various shops and amenities. Flat 3 is located on the first floor and offers two double bedrooms, two beautifully appointed bathrooms and a large private patio.

**EPC: 87 Council Tax Band: TBC PRICE: £480,000 Share of Freehold**  2  2  1







## Key Features

- BRAND NEW TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
- LIFT TO ALL FLOORS
- KITCHEN/LIVING/DINING ROOM
- INTEGRATED KITCHEN APPLIANCES
- LARGE PRIVATE BALCONY
- TWO BATHROOMS (ONE-EN SUITE)
- CARPORTS WITH PERSONAL STORAGE
- UNDERFLOOR HEATING VIA AIR SOURCE HEAT PUMP
- SHARE OF FREEHOLD
- CLOSE TO BROADSTONE HIGH STREET

## The Property

Upon entering Westhill House there are communal stairs and a lift to all floors, Flat 3 can be found on the first floor.

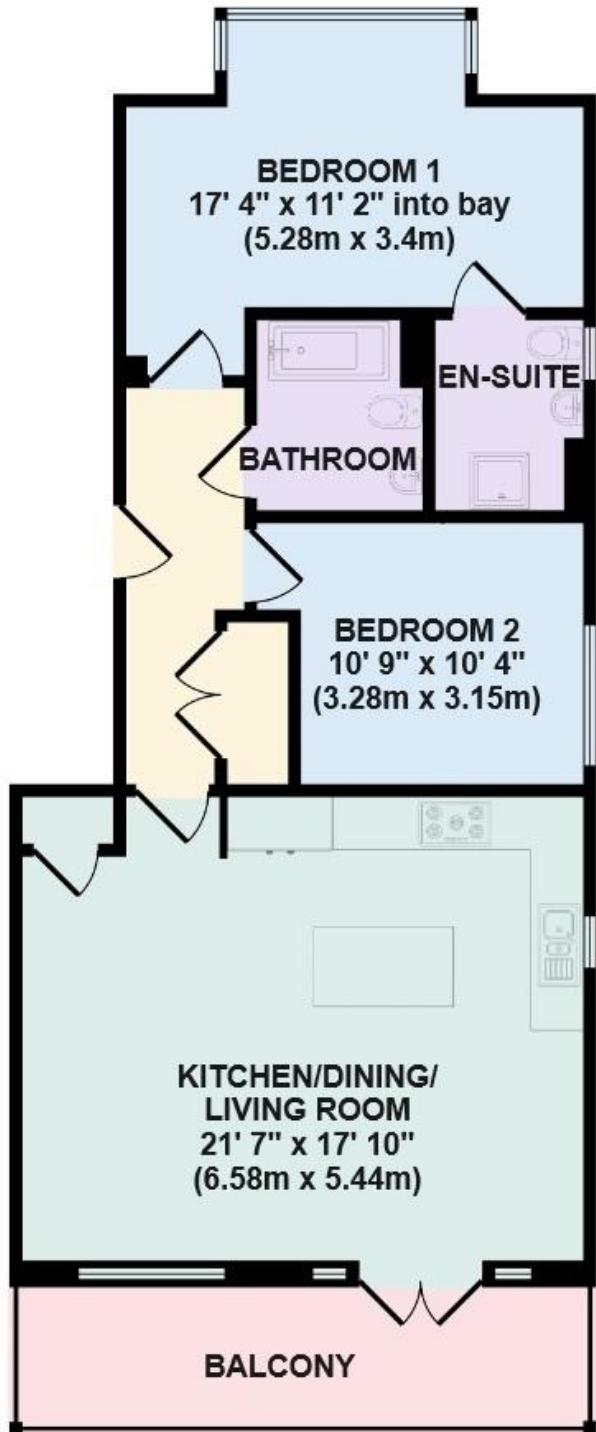
There is a spacious entrance hall with a utility cupboard housing a washer/dryer and oak veneer doors off to all rooms. The kitchen/ living/ dining room is a dual aspect room with a large private balcony overlooking the communal gardens, and a comprehensive range of Shaker style kitchen units with integrated appliances to include a fridge/freezer, eye level oven and combi microwave, four ring induction hob and a dishwasher.

The main bedroom has a large ceiling height bay window which floods the room with light, there is ample space for built in bedroom furniture and a luxurious en-suite shower room. Bedroom two also has plenty of space for built in furniture if required.

The main bathroom is fitted to a high standard a wall hung wash hand basin, vanity unit with built in sink and a double ended bath with mixer tap and shower attachment and a wall mounted mirrored cabinet.

Outside the communal grounds are landscaped and there are carports with personal storage.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

**Broadstone Office**  
 219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
 T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
 5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
 T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

[www.wilsonthomas.co.uk](http://www.wilsonthomas.co.uk)



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