



## Flat 20 Harraby Green, Wallace Road, Broadstone BH18 8NG

A bright and airy, two double bedroom second floor apartment with two balconies enjoying far reaching views over Broadstone to Poole and the Purbecks.

**EPC:** TBC **Council Tax Band:** D **Price:** £329,950 Share of Freehold







## Key Features

- TWO DOUBLE BEDROOM 2ND FLOOR FLAT
- TWO BALCONIES WITH VIEWS OVER BROADSTONE & BEYOND
- CONTEMPORARY FITTED KITCHEN
- LOUNGE/DINING ROOM WITH DOORS ONTO BALCONY
- THREE PIECE SHOWER ROOM & SEPARATE CLOAKROOM
- POPULAR LOCATION
- NO FORWARD CHAIN
- SHARE OF FREEHOLD
- 999 YEAR LEASE FROM 1974 (949 YEARS REMAINING)
- £906.68 MAINTENANCE EVERY 6 MONTHS

## The Property

Situated in a very popular road with easy access to the centre of Broadstone is this generous apartment offered for sale with No Forward Chain.

The property benefits from gas fired heating with radiators and UPVC double glazed windows and there is a well appointed three piece shower room and a separate cloakroom, a contemporary kitchen fitted with a range of cream gloss units with integrated appliances and a lounge/dining room with patio doors accessing a balcony with far reaching views across Broadstone and seasonal views to Poole Harbour and the Purbecks. The flat has a

generous reception hall with good size storage cupboards and there is fitted bedroom furniture to both the first and second bedroom, the master bedroom enjoying a door to a second enclosed balcony, again with a lovely aspect.

Harraby Green has a communal reception with stairs and lift leading to the apartment and is situated in well maintained and established communal gardens. There is a good level of visitor parking and the property also benefits from a garage situated in an adjacent block, the garage having an electrically operated up and over door.



### Ground Floor

Approx. 80.3 sq. metres (864.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.4 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

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