



2 Birkdale Court, Broadstone, BH18 9BE

£1,875 (From) PCM Deposit £2,121

- 2 Bedroom Flat
- Full recent refurbishment
- 1 Bathroom
- Direct garden access
- 1 Reception Room
- Peaceful and quiet location

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*** Immaculate 2 Bedroom Flat, Available start of July ***

This immaculately refurbished two-bedroom flat offers modern living in a peaceful location, featuring luxurious double bedrooms, a spa-like bathroom, a state-of-the-art kitchen, a spacious reception room with large garden, and is ideally suited for families and couples due to its economical EPC rating of 'C' and convenient proximity to schools and amenities.



Council Tax Band: D



Property Details

Property Description

It gives us here at Harker and Bullman great pleasure to present to the rental market this immaculately presented two-bedroom flat. The property is in pristine condition, having recently undergone a full refurbishment, thus presenting an opportunity to experience modern living in a peaceful and quiet location. The property also has driveway parking as well as a dual parking space

The flat features two luxurious double bedrooms, both basking in natural light that further enhances the serene ambiance. The bathroom is newly refurbished, equipped with a rain shower and a heated towel rail, promising a spa-like experience right at home.

The property boasts a brand new kitchen, complete with natural light and fitted with state-of-the-art appliances, making it a delight for those who love cooking. Furthermore, the

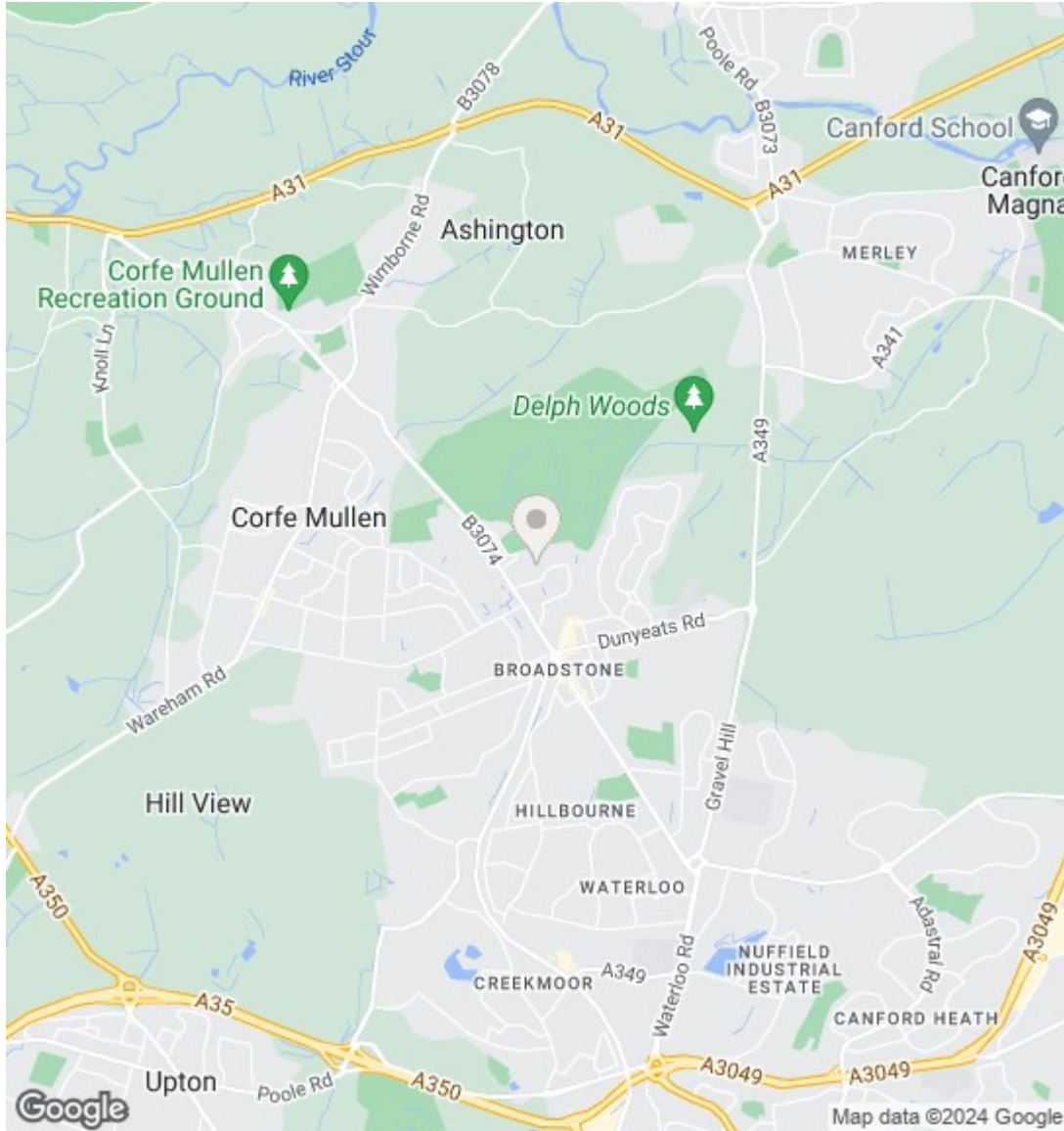
spacious reception room with large windows provides a stunning garden view and direct access to the garden itself, for those moments when you want to immerse yourself in nature. The garden is a dual garden split into two spaces with loads of natural life and light

The EPC rating of 'C' and Council tax band 'D' make this property economical and efficient. The property's location is its crowning glory, with nearby schools, local amenities, and green spaces, making it ideally suited for families and couples seeking a harmonious living environment.

The unique features such as the dual garden and the beautiful view, coupled with its immaculate condition, make this property a rare find. The flat provides a blend of comfort and elegance that is hard to match, making it a perfect place to call home. The property also boasts a brand new boiler with the property just being refurbished.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.