



13a Tudor Road, Broadstone, BH18 8AP



A beautifully presented, character 2 bedroom garden flat situated in central Broadstone.

- First floor flat
- Victorian home
- Private garden
- Short walk to Broadstone village centre
- 2 double bedrooms
- Modern kitchen & bathroom
- Double glazed
- Gas boiler replaced 2022
- Spacious hall with space for a study area
- Character features
- Loft storage space

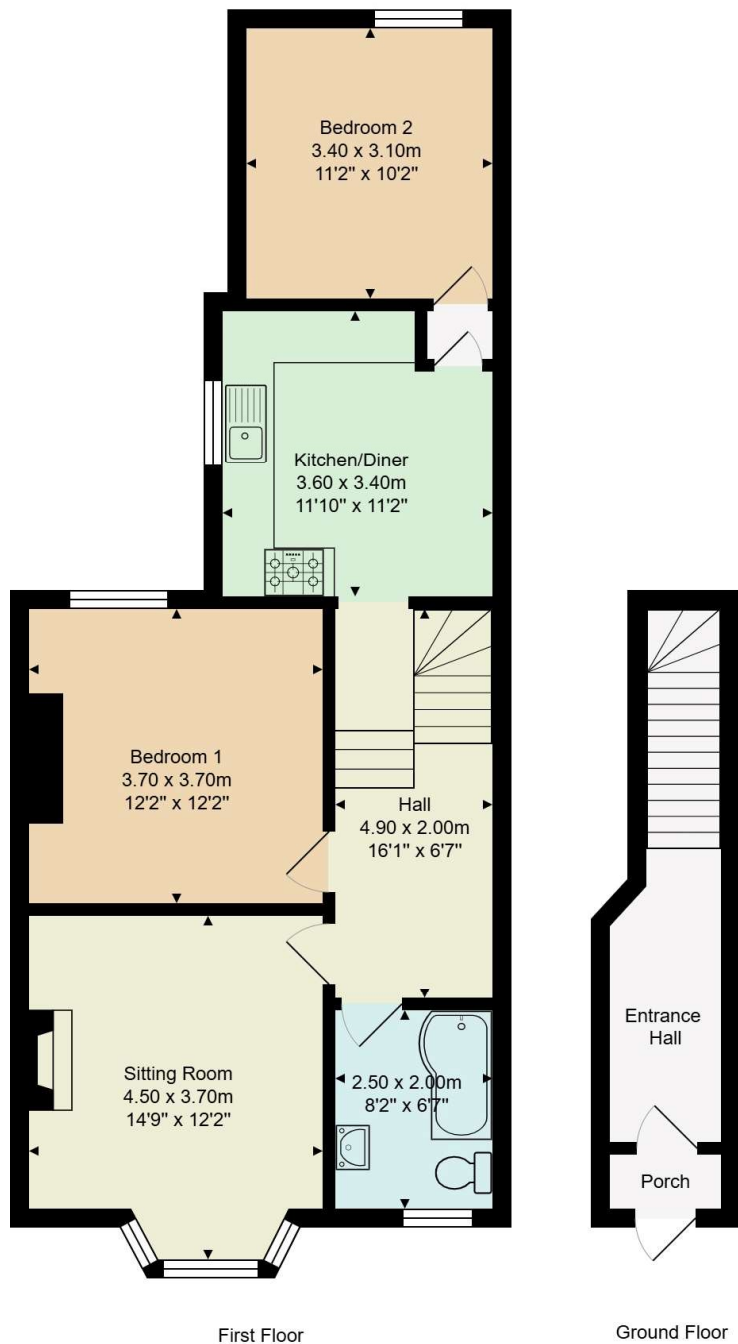
ASKING PRICE:

£280,000 (leasehold)

EPC RATING:

Band - C





LOCATION

The property is located along Tudor Road with a pleasant outlook overlooking St Johns Church. It is within a short walk of Broadstone village centre which offers a good range of shops and amenities together with a sports centre and golf club. There are also a number of sought after schools nearby.

THE PROPERTY

The property forms part of a converted Victorian house arranged as two apartments. This property is the first floor apartment. It is beautifully presented throughout benefitting from a number of character features such as high ceilings and some stained glass windows.

A traditional front door with a stained glass surround leads to the entrance hall. Stairs lead to the first floor where there is a large landing area, ideal for a home office.

The sitting room has a bay window overlooking Tudor Road and St Johns Church. There is a feature fire place.

The modern kitchen offers a good range of base and eye level units with fitted appliances including a gas hob and oven plus dishwasher and fridge/freezer with matching fascia units. The boiler also has a matching unit and there is space for a washing machine.

There are two double bedrooms. The bathroom has a white three piece suite including a P-shaped bath with shower over together with wc and wash basin.

Outside there is an allocated parking area, however there is currently no dropped kerb. Permission has previously been passed for this. To the rear of the property is a private garden area laid to shingle for ease of maintenance.

ADDITIONAL INFORMATION

Council tax – C

Tenure – Leasehold, 189 years from 01/01/1993. 157 years remaining.

Service charge and ground rent – nil

Buildings insurance approx. £370 PA



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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