



6 Birkdale Court, Broadstone, BH18 9BE



A spacious 2 double bedroom ground floor flat with a large, private southerly facing garden.

- 2 double bedrooms
- Sitting/dining room
- Modern gas fired boiler
- Double glazed
- Garage
- General modernisation required
- Quiet cul-de-sac location
- Close to Broadstone centre
- Close to local schooling
- Modern shower room
- No onward chain

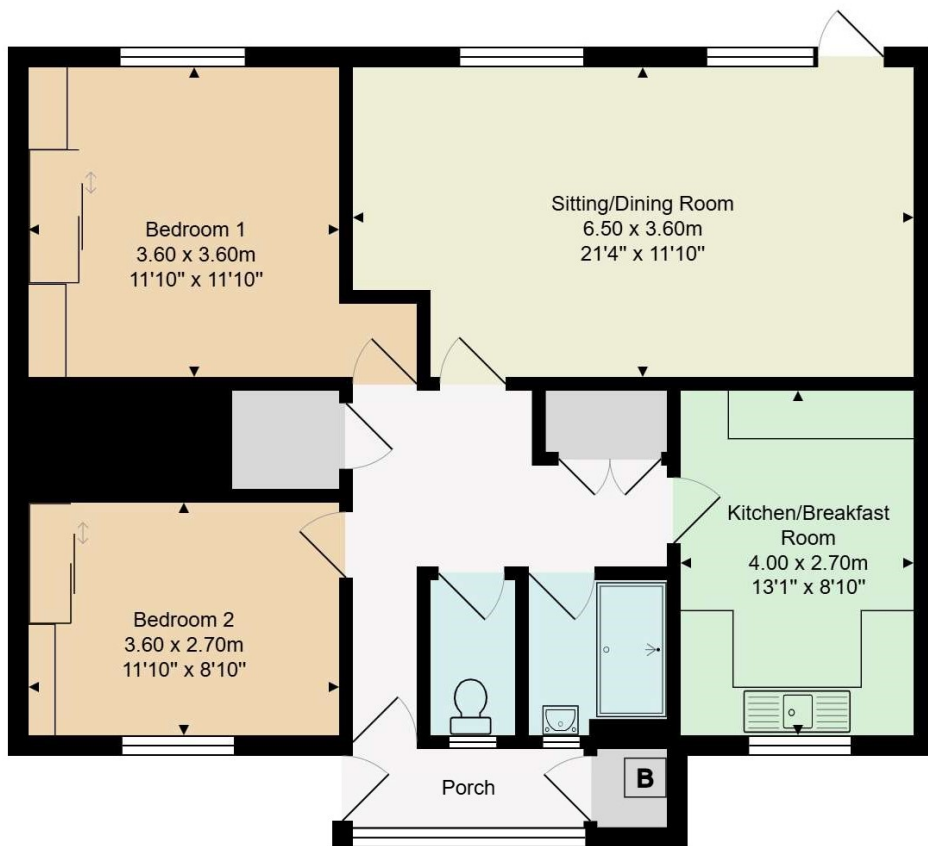
ASKING PRICE:

£280,000 (leasehold)

EPC RATING:

Band - tbc





Total Area Approximatel: 80.1 m² ... 862 ft²

All measurements are approximate and for display purposes only.

LOCATION

The property is located in Birkdale Court, a quiet cul-de-sac position lying close to protected heathland and Broadstone Golf Club. Broadstone village centre is only ½ a mile away offering a great range of shops and amenities.

THE PROPERTY

The property is a purpose-built ground floor garden flat with an unusually large private garden. The flat itself does not require modernisation offering great potential for improvement, albeit it does benefit from a modern gas fired boiler and shower room.

The accommodation briefly comprises; an entrance upvc porch with a fitted cupboard housing the gas fired boiler. There is a spacious entrance hall with 2 fitted storage cupboards. Along the rear of the flat is the sitting dining room overlooking the rear garden.

The kitchen offers a basic range of base and eye level units with space for various appliances.

There are two double bedrooms, both of which offer a range of fitted bedroom furniture. The shower room offers a modern 2 piece suite with a large walk-in shower. The separate cloakroom has a wc.

OUTSIDE

There is a single garage situated in the adjacent block.

A particular feature of the property is the large southerly facing garden which is laid mainly to lawn with a patio terrace and all surrounded by well stocked planted borders. There is a side gate providing access to the garden.

ADDITIONAL INFORMATION

Council tax – D

Tenure – Leasehold

Lease – The lease is being extended to 999 years. (currently 46 years – 99 years from 08/73)

Service charge - £700 PA (to be verified)



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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