



6 Southlands Court, 15 Grange Road, Broadstone, BH18 8JZ



A beautifully presented, and surprisingly spacious 2 double bedroom ground floor flat with a garage situated a short walk from Broadstone village centre.

- 2 double bedrooms
- Spacious sitting/dining room
- Modern kitchen/breakfast room
- Newly fitted gas fired boiler (2022)
- Garage
- Short, level walk into the village centre
- Well presented throughout
- Ample fitted storage
- Small, area of garden
- Long lease

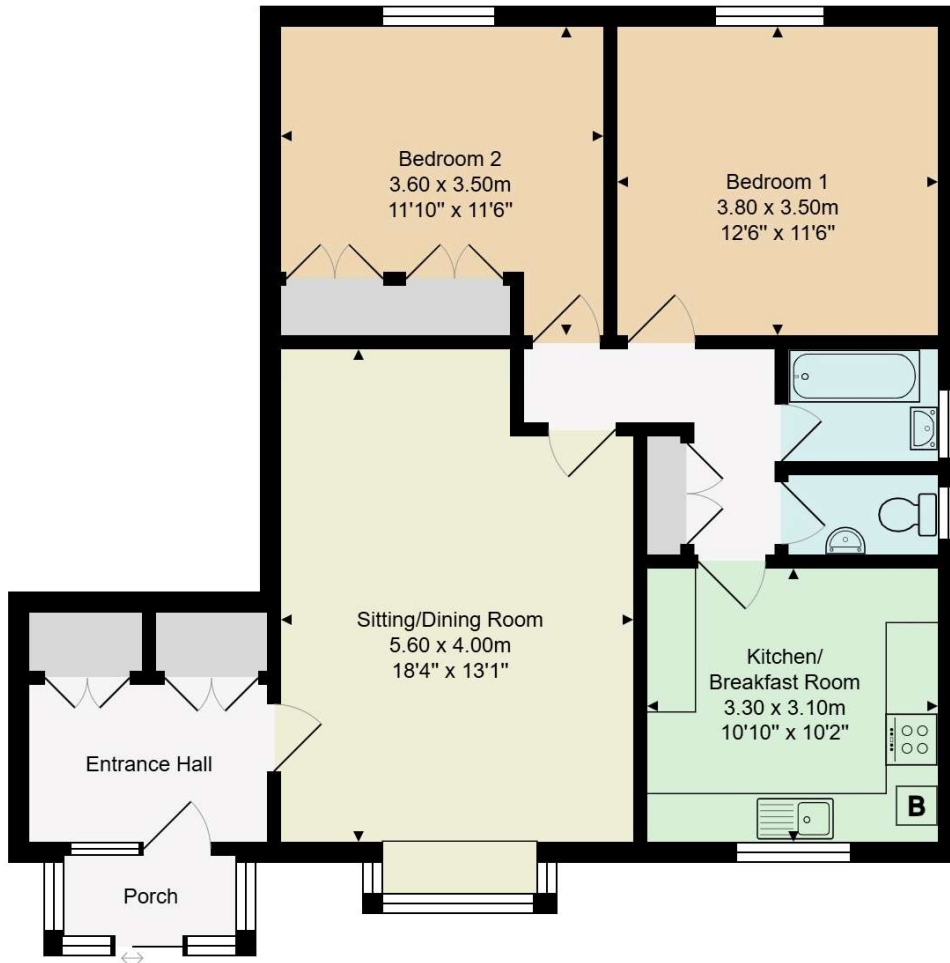
ASKING PRICE:

£345,000 (Share of Freehold)

EPC RATING:

Band - C





Total Area: 79.0 m² ... 850 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is located along Grange Road, lying within a short level walk of Broadstone village centre which offers a good range of shops and amenities including local independent retailers and larger chains such as an M&S food hall and Costa, the property is also within a sought-after school catchment.

THE PROPERTY

The property is a purpose-built ground floor flat, it has been extensively updated in recent years with improvements briefly including a newly fitted kitchen, bathroom, windows, and gas fired boiler together with floor coverings and general décor.

The property is approached via its own private front door within a UPVC porch leading to the entrance hall where there are two generous fitted cupboards. The spacious sitting dining room has a bay window to the front aspect.

The modern kitchen breakfast room offers a range of base and eye level units with a breakfast bar and fitted appliances including an electric oven and induction hob with space and plumbing for a washing machine, tumble dryer and fridge freezer.

There are two double bedrooms one of which includes built in wardrobes. The modern bathroom has a two-piece suite with bath with shower over and wash basin plus there is a separate cloakroom with WC and wash basin. There is a further double cupboard in the hallway.

Outside, to the front of the property is a small area of garden with a lawn and planted borders and there is a single garage situated in the block behind.

ADDITIONAL INFORMATION

Council tax – D

Service charge - £214.98 1/10/24 – 31/12/24 (approx. £860 PA)

Tenure – Lease with Share of Freehold.

Lease Term – 999 years, 955 years remaining



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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