



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

H
HARDWICK
H
ESTATE AGENTS

A particularly spacious and beautifully presented 2 double bedroom first floor flat with garage and private garden situated in central Broadstone.

- Private front door & entrance hall
- First floor landing with space for an office
- 2 double bedrooms
- Spacious sitting/dining room
- Shower room and separate cloakroom
- Garage and residents parking available
- Short, level walk into the village centre
- Small private garden area
- Ample fitted storage and loft
- Long lease

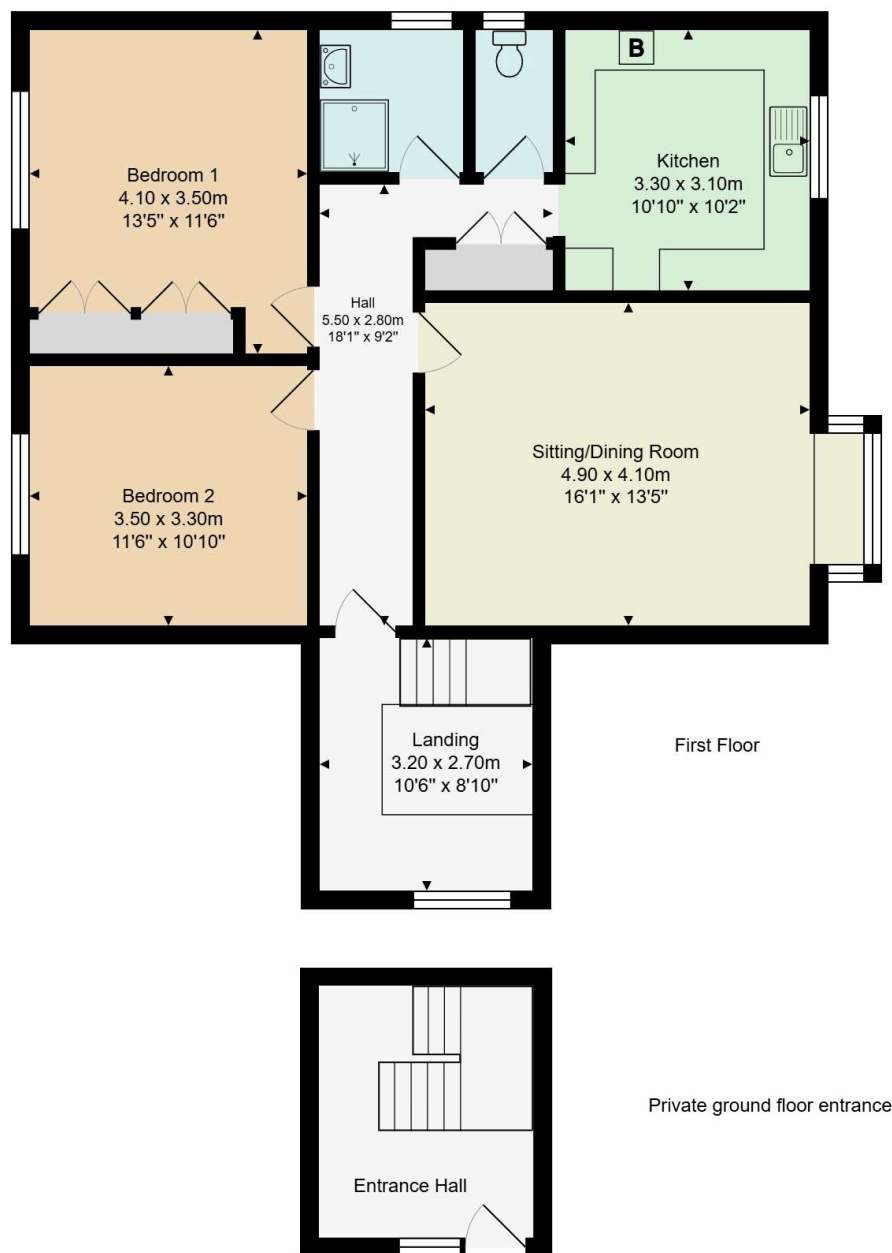
GUIDE PRICE:

£315,000 (Share of Freehold)

EPC RATING:

Band - D





Total Area: 93.8 m² ... 1009 ft²

All measurements are approximate and for display purposes only.

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 first floor flat offering both bright and spacious accommodation.

The property is approached via its own private front door leading to the entrance hall where stairs rise to the first floor with a fitted cupboard under. There is room on the 1st floor landing to create a reading or study area.

The spacious sitting dining room has a bay window to the front aspect.

The kitchen/breakfast offers a good range of base and eye level units with space for a fridge/freezer, washing machine and dish washer.

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

Outside, to the rear 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

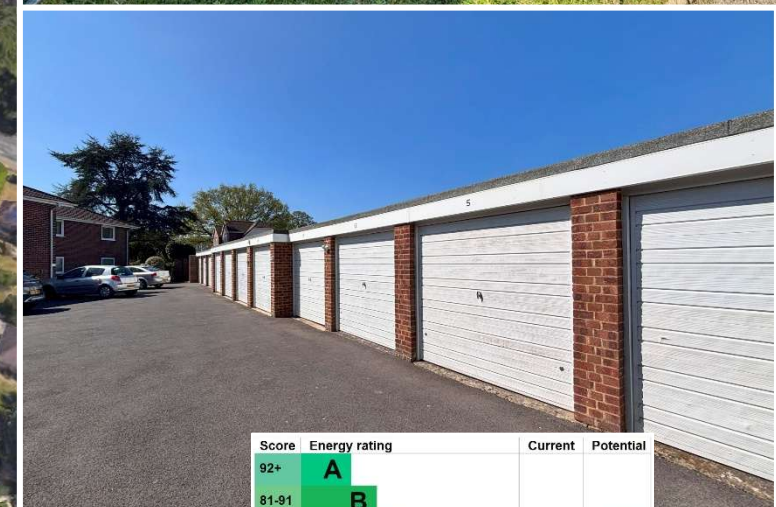
Council tax – D

Service charge - £880 PA (nil ground rent)

Tenure – Lease with Share of Freehold.

Lease Term – 999 years, 955 years remaining

We are advised pets are permitted



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.

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

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

T: 01202 094277 E: info@hardwickea.co.uk

www.hardwickea.co.uk