



1 Birkdale Court, Broadstone, BH18 9BE



A bright and spacious 2 double bedroom first floor flat with a generous private garden and garage situated in a quiet cul-de-sac.

- 2 double bedrooms
- Sitting/dining room
- Kitchen breakfast room
- Modern shower room
- Private entrance
- Gas fired boiler
- Double glazed
- Garage
- Close to Broadstone centre
- Close to local schooling
- No onward chain

ASKING PRICE:

Offers in excess of £270,000 (share of freehold)

EPC RATING:

Band - C



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 first floor flat with a generous garden to the side and front of the property. The flat has been well maintained with some modern updates including the shower room.

The accommodation briefly comprises; a private entrance upvc porch with a fitted cupboard. Stairs rise to the first floor where there is a spacious entrance hall with a large fitted storage cupboard housing the gas fired boiler.

Along the rear of the flat is the sitting dining room with a pleasant southerly facing outlook.

The kitchen offers a range of base and eye level units with a newly fitted double oven. There is a gas hob along with space for various appliances.

There are two double bedrooms. Bedroom one is also southerly facing whilst bedroom two has a fitted cupboard. The shower room offers a modern 2 piece suite with a large walk-in shower. The separate cloakroom has a wc.

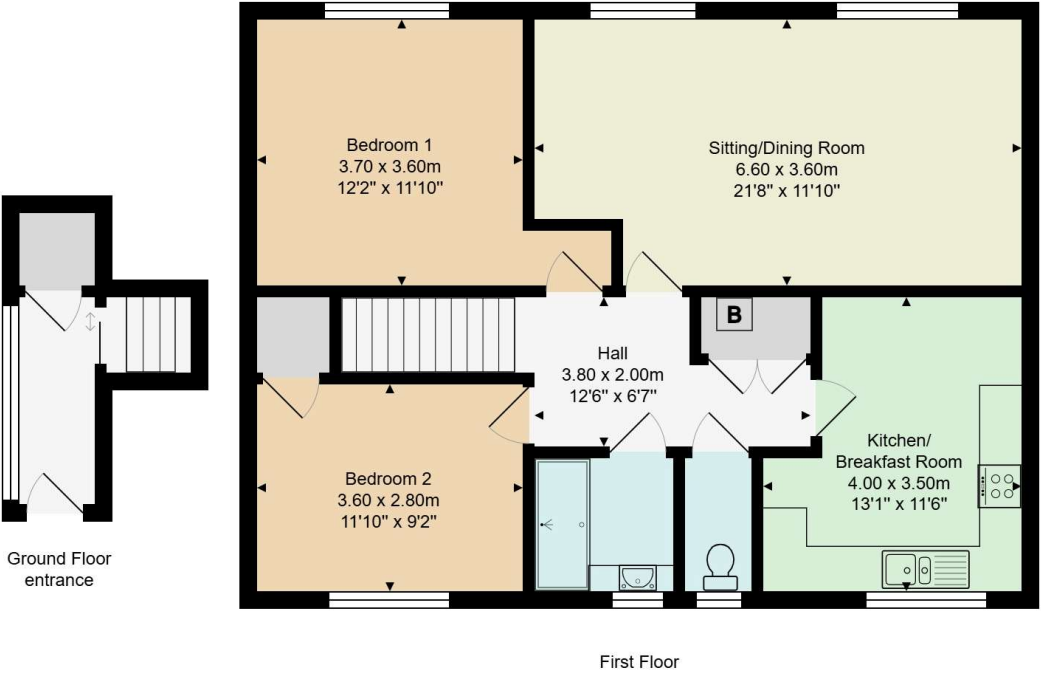
OUTSIDE

There is a single garage situated in the adjacent block.

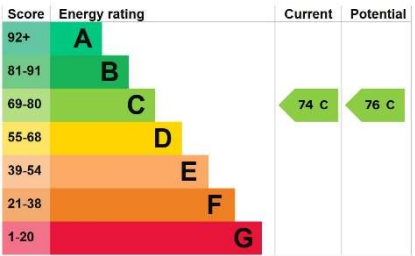
A particular feature of the property is the generous garden which is positioned to the front and side of the property. Laid mainly to lawn, bound by well stocked planted borders.

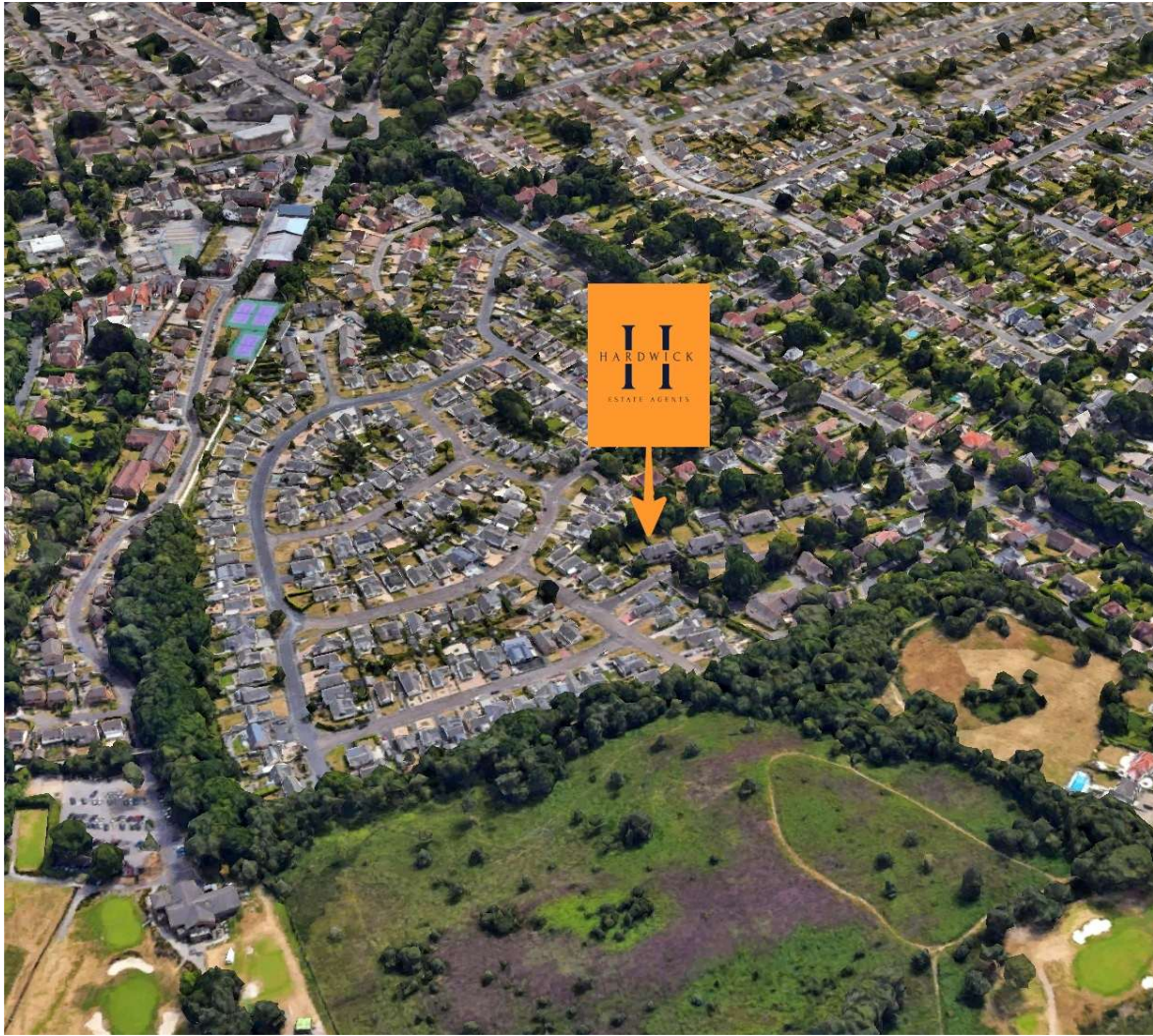
ADDITIONAL INFORMATION

- Council tax – D
- Tenure – Leasehold with share of freehold (awaiting verification)
- Lease – 999 from 25/03/2002 – 976 years remaining
- Service charge - £350 every 6 months



All measurements are approximate and for display purposes only.





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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