



Flat 1 Berwyn Court
18 Dunyeats Road, Broadstone, BH18 8AG



A spacious and well presented ground floor flat with 2 bedrooms and a garage situated in a central Broadstone close local shops and amenities

- Well presented
- 2 bedrooms
- Sitting/dining room
- Kitchen
- Wet room
- Gas central heating
- Double glazed
- Garage
- Close to Broadstone centre
- Close to local schooling

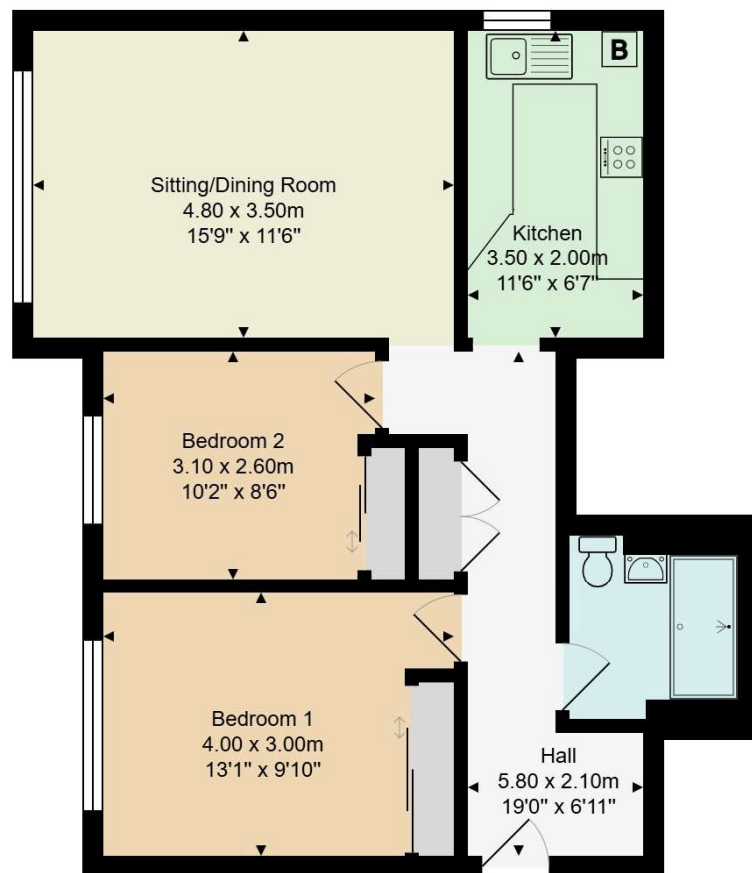
ASKING PRICE:

£260,000 (share of freehold)

EPC RATING:

Band - C





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION

The property is located along Dunyeats Road with vehicle access from Macaulay Road behind. It is situated with a short walk of Broadstone village centre which offers an excellent range of shops and amenities.

THE PROPERTY

The property is accessed via a communal entrance hall with a security entry phone system.

Inside the flat is a generous hallway with a fitted double cupboard. The sitting dining room overlooks the front aspect.

The kitchen offers a modern range of base and eye level units with an eye level fitted electric double oven and a four ring gas hob plus space for a washing machine and fridge freezer.

There are two double bedrooms which both include built in wardrobes.

The wet room is fully tiled and has a white WC and wash basin.

OUTSIDE

Berwyn Court is set within well maintained communal gardens. There is single garage located with the garage block.

ADDITIONAL INFORMATION

Council tax – C

Tenure – Leasehold with share of freehold

Lease – 999 years from 21/04/1983

Service charge - £859.95 every 6 months



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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