

3B West Way
Broadstone BH18 9LW

Price **£340,000** Leasehold



A TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN CLOSE PROXIMITY TO BROADSTONE VILLAGE, BENEFITTING FROM PRIVATE ENTRANCE, GARAGE IN A BLOCK AND NO FORWARD CHAIN.

Ground Floor

Approx. 96.2 sq. metres (1035.6 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given.
Plan produced using PlanUp.

*** ENTRANCE HALLWAY**

*** SITTING ROOM 16'9" x 14'5" (5.15m x 4.41m)**

*** DINING ROOM 13' x 10'1" (3.96m x 3.07m)**

*** KITCHEN/BREAKFAST ROOM 12'8" x 9'7" (3.9m x 2.95m)**

*** BEDROOM ONE 14' x 11'9" (4.26m x 3.62m)**

*** BEDROOM TWO 14'2" x 10'1" (4.32m x 3.07m)**

*** SHOWER ROOM 10' x 6'4" (3.04m x 1.95m)**

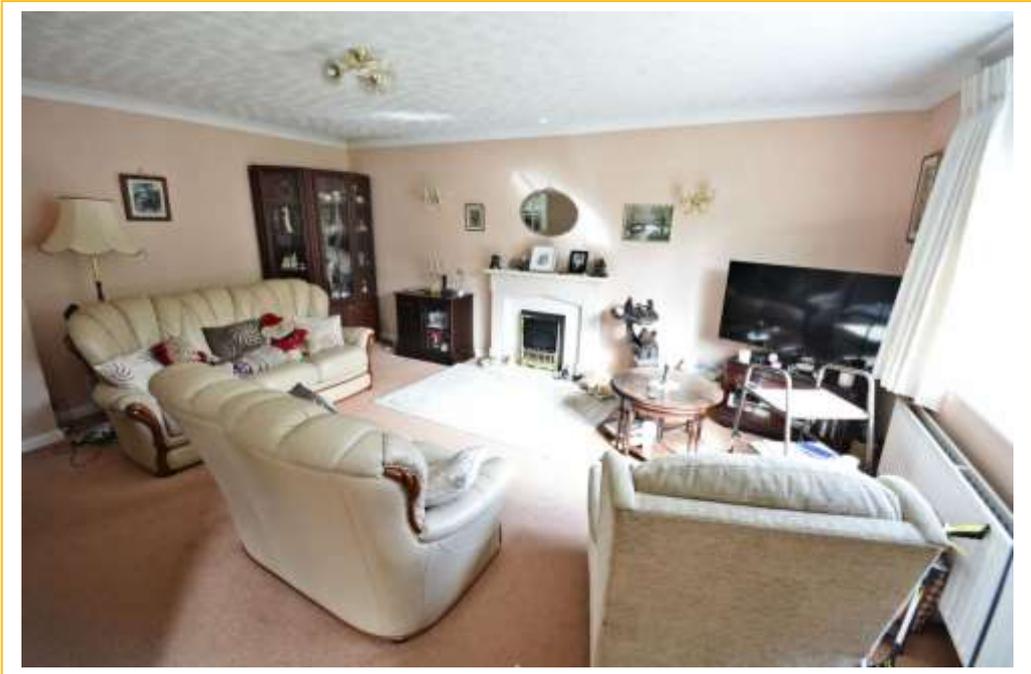
*** CLOAKROOM 6'2" x 3'1" (1.88m x 0.94m)**

*** WELL TENDED COMMUNAL GROUNDS**

*** SINGLE GARAGE IN A BLOCK**

*** UPVC DOUBLE GLAZED**

*** GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door gives access into the entrance hallway which has cupboard housing fuses, telephone point and two useful storage cupboards. The spacious sitting room has window to rear aspect, TV point, central fireplace with inset electric fire and an archway leading to the separate dining area which has window to rear aspect and serving hatch through to the kitchen. The kitchen has window to side aspect, range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, tiled flooring, nest of four drawers, one and a quarter single sink with drainer and mixer tap and integrated appliances to include washing machine, dishwasher, fridge/freezer, oven, grill/microwave, four ring ceramic hob and extractor fan over.

Bedroom one has windows to front and side aspects and benefits from a range of fitted furniture to include wardrobes, drawers and dressing table. Bedroom two has window to front aspect. The shower room has frosted window to side, part tiled walls, shaver point, airing cupboard with hot water tank and slatted shelving, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower. The separate cloakroom has frosted window to side, part tiled walls, wash hand basin with hot and cold tap and low level flush WC.

The property benefits from a single garage in a block with power and up and over door. There are also well maintained communal grounds.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. West Way is the first turning on the left hand side.

LEASE: 54 years remaining. We have been advised the vendor will be extending the Lease by a further 90 years.

GROUND RENT: Currently £6.25 per quarter, we understand.

MAINTENANCE: Currently £554.00 per quarter, we understand.

COUNCIL TAX: Band C BCP Council (Poole).

ENERGY EFFICIENCY RATING: Band D.

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R1819