

Flat 15 Harraby Green
40 Wallace Road
Broadstone BH18 8NG

Price **£325,000** Shared Freehold



A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION CLOSE TO BROADSTONE SHOPS, BENEFITTING FROM SINGLE GARAGE IN A BLOCK AND NO FORWARD CHAIN.



Total area: approx. 84.4 sq. metres (908.0 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 10' 8" X 6' 7" (3.29m x 2.04m)**

- * INNER HALLWAY 15' X 7' 9" MAXIMUM (4.57m x 2.40m)**
 - * KITCHEN 15' 8" X 8' 9" (4.81m x 2.71m)**

- * LOUNGE/DINING ROOM 18' 3" X 13' 1" (5.57m x 3.99m)**
 - * BEDROOM ONE 15' 5" X 9' 9" (4.72m x 3.01m)**

 - * BEDROOM TWO 11' 9" X 8' (3.62m x 2.43m)**

- * FAMILY BATHROOM 9' 7" X 6' 1" (2.95m x 1.85m)**
 - * SEPARATE CLOAKROOM**

 - * LIFT TO ALL FLOORS**

 - * SINGLE GARAGE IN A BLOCK**

 - * COMMUNAL GARDENS**

 - * UPVC DOUBLE GLAZED**

 - * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The timber front door with spyhole gives access into the entrance hallway which has storage cupboard housing the fuse box, telephone point, wood effect laminate flooring, three further large storage cupboards all of which have double opening doors. Folding doors leading through to the inner hallway which has door entry phone system and airing cupboard housing the hot water tank and slatted shelving. The kitchen has window to rear aspect with pleasant outlook over the communal gardens and views towards Poole and The Purbeck Hills beyond, a range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, breakfast bar eating area, one and a quarter single sink with drainer and mixer tap, cupboard housing 'Worcester' boiler, space for fridge, freezer, tumble dryer, washing machine and slimline dishwasher and integrated appliances to include oven, grill and four ring gas hob with extractor fan over. The spacious lounge/dining room has frosted window to side, further window to front and TV point.

Bedroom one has window to side aspect and benefits from a range of fitted wardrobes. Bedroom two has window to side aspect. The family bathroom has fully tiled walls, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap, panel enclosed bath with mixer tap and walk in shower cubicle with shower. The separate cloakroom has fully tiled walls, vanity unit with inset wash hand basin and mixer tap and low level flush WC.

The property benefits from a single garage in a block which has up and over door, light and power. The well-tended communal grounds are laid to lawn with mature shrub borders.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the first right hand turning into Wallace Road.

LEASE: 999 years commencing 1974, we understand.

SERVICE CHARGE: Approximately £985.00 per annum, we understand.

COUNCIL TAX: Band D BCP (Poole) Council.

ENERGY EFFICIENCY RATING: C.

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: R1890