



FLAT 4 SOUTHLANDS COURT  
BROADSTONE  
Dorset, BH18 8JZ

£1,200  
PER CALENDAR MONTH

[goadsby.com](http://goadsby.com)

# A GROUND FLOOR APARTMENT IN CLOSE PROXIMITY TO BROADSTONE VILLAGE WITH GARDEN & GARAGE

- Ground Floor Apartment
- Two Double Bedrooms
- Garden, Parking & Garage
- Offered Unfurnished
- EPC Rating: Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(91-101)		
B	(81-90)		
C	(69-80)	74	77
D	(55-68)		
E	(39-54)		
F	(15-38)		
G	(1-14)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	EU Directive

Reference: 1141559

Deposit Amount: £1,384.61

Council Tax Band: D

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Parking for one car and Garage

### Utilities:

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

Drainage: Mains Supply Drainage

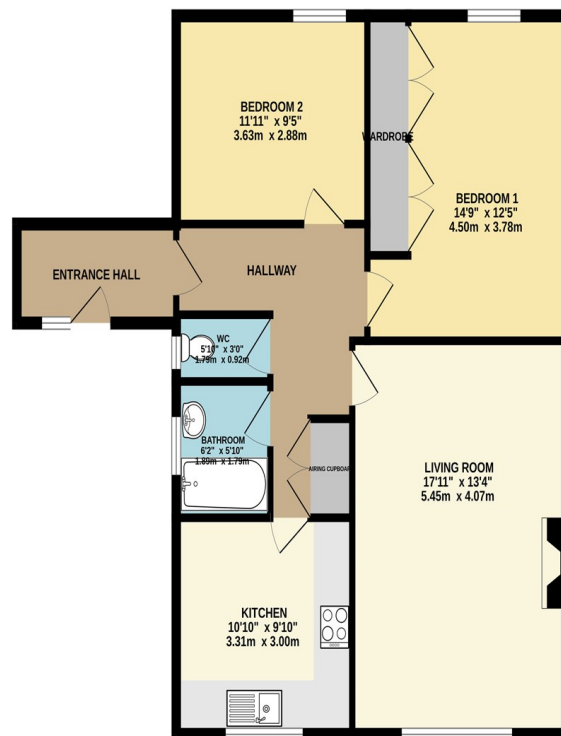
Broadband: Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Mobile Signal: Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

Flood Risk: Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This ground floor property is located in the popular location of Broadstone and is offered on an unfurnished basis. The property offers two double bedrooms, spacious living room and further benefits include private use of the front garden, parking available for one car and garage in block.

### GROUND FLOOR



This Floor Plan is for guidance only and is NOT TO SCALE  
 Made with Metropix ©2024

### PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 692145

broadstone@goadsby.com

177 Lower Blandford Road  
 BH18 8DH