



Plover House, 1 Broomhill Way, Hamworthy BH15 4GH

* No Forward Chain* Occupying a perfect location on the doorstep of Hamworthy Park and beach lies this wonderful purpose built one double bedroom ground floor apartment. Overall the apartment has been refurbished/updated to offer a modern move in ready home with the added reassurance of warranties on the new appliances and benefits from a low yearly service charge.

EPC: 80 Council Tax Band: A Price: £165,000 Leasehold







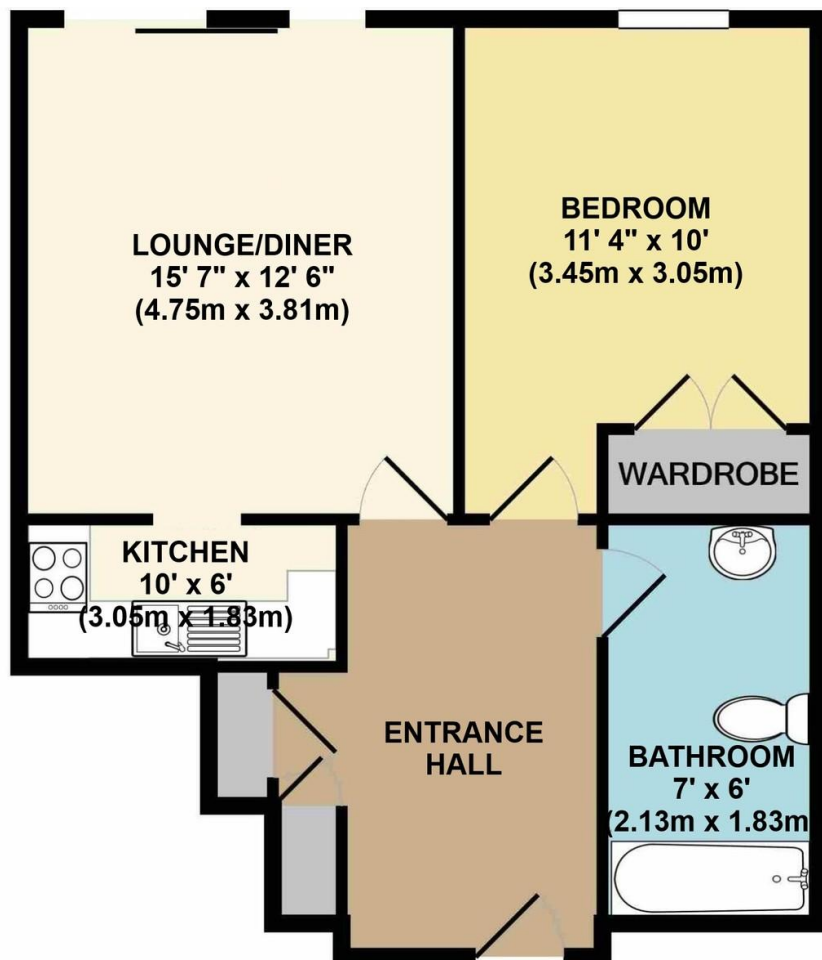
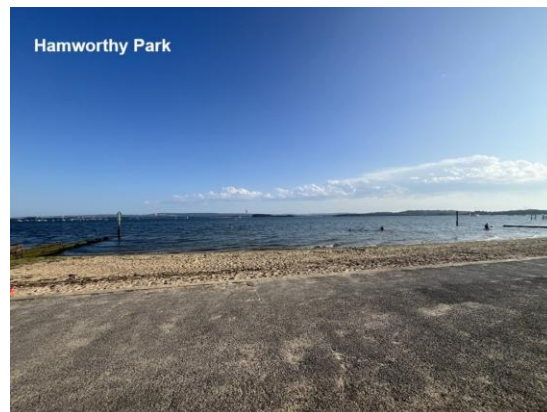
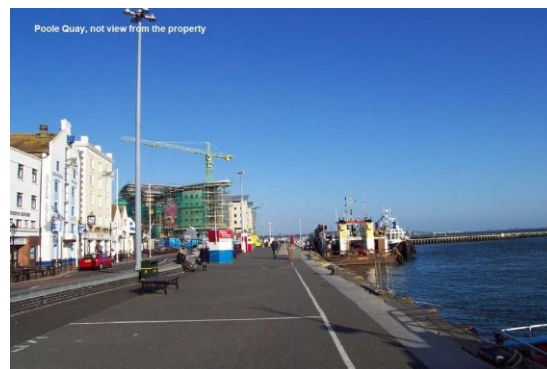
Key Features

- NEW CARPETS-NEW KITCHEN WITH APPLIANCES-NEW BATHROOM SUITE
- ENTRANCE HALLWAY WITH STORAGE
- SOUTHERLY ASPECT LOUNGE/DINING ROOM LEADING TO A JULIETTE BALCONY
- STYLISH MODERN CONTEMPORARY FITTED KITCHEN
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- SPACIOUS IMPRESSIVE WHITE THREE-PIECE BATHROOM SUITE
- DOUBLE GLAZING & CENTRAL HEATING
- PERFECT LOCATION A SHORT WALK TO HAMWORTHY PARK & BEACH
- OFF ROAD PARKING & BIKE STORE - NO FORWARD CHAIN
- LEASE: 106 YRS REMAINING. MAINTENANCE AND GROUND RENT: £102 PER MONTH. PETS & SUB-LETTING PERMITTED.

The Property

Upon entering you are greeted by a good size welcoming 'L' shaped entrance hallway with wood effect laminate flooring, wall mounted security entry system, storage and airing cupboards. White panelled colonial style doors lead off to the impressive lounge/dining, which is a great size room with new carpet, and enjoys a sunny, southerly aspect with ample space for furniture, table and chairs. A tilt and turn UPVC double glazed sliding patio door leads to a Juliette balcony. The lounge/dining room then leads through to the beautiful, new stylish fitted contemporary kitchen with fittings/appliances and contrasting light wood effect wall units, grey base units and drawers all of which are soft closing. Ample marble type worksurfaces, space for washing machine/upright fridge/freezer and a tiled floor.

The roomy double bedroom again enjoys a sunny southerly aspect and has new fitted carpet and a fitted wardrobe with shelving and hanging space. There is also plenty of space for additional free standing or fitted bedroom furniture. The spacious newly fitted bathroom is finished to a modern standard and comprises a white three-piece suite, and this completes the accommodation. Outside there is allocated off road parking and bike store and a particular feature is the location of the apartment sitting on the doorstep of Hamworthy Park & beach with a footbridge connecting both to the development. Poole Quay has plenty of bars, pubs, restaurants and cafes and is fantastic for taking in the harbour view.



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

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

Broadstone Office
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Poole Office
Towngate House, 2-8 Parkstone Road, Poole, BH15 2PW
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



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