



## 5 Birkdale Court, Broadstone BH18 9BE

An excellently presented two double bedroom first floor apartment situated in this quiet and sought after location and benefitting from a garage.

**EPC: 69 Council Tax Band: D Price: £279,950 Share of Freehold**

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## Key Features

- SHARE OF FREEHOLD WITH LONG LEASE (975 YEARS REMAINING)
- LOW MAINTENANCE COSTS OF £700 P.A.
- EXCELLENTLY PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- GENEROUS SOUTHERLY FACING LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM & SEPARATE WC
- GARAGE
- LEVEL WALK TO CENTRE OF BROADSTONE

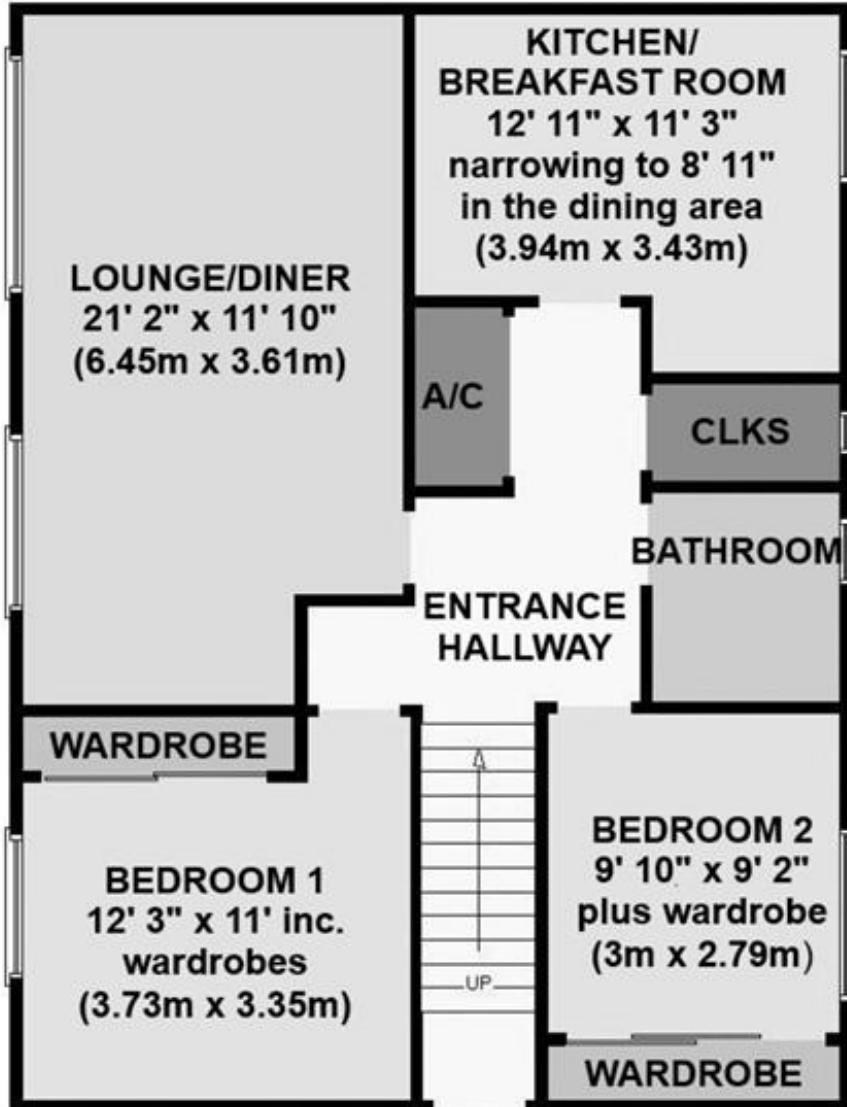
## The Property

Situated in this quiet and established location is this excellently presented two bedroom apartment. The property is within a short walk of public transport and the centre of Broadstone. Also within a short distance is the Trailway providing walking and cycling routes to Poole or Wimborne.

This lovingly kept property benefits from a covered entrance porch with store, and then a private entrance via a UPVC double glazed door with stairs to the reception hall leading to a sunny, southerly facing lounge/dining room.

A well equipped kitchen has integrated appliances and space for a breakfast table and chairs. The master bedroom again enjoys a southerly aspect and has fitted wardrobes. There is then a second double bedroom with wardrobes and a white bathroom suite with separate WC. Located on the landing is a double storage cupboard and loft hatch with ladder giving access to the roof space.

The property benefits from a front and side section of garden which has been laid to lawn and in a nearby block is a single garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	69
(39-54)	E	75
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

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