WILSON THOMAS
ESTATE AGENTS

Apartment 4 Waterman House, Macaulay Road, Broadstone BH18 8AR

The opportunity to acquire a spacious, well appointed ground floor apartment forming part of this prestigious development, a moment's walk from Broadstone high street. Offered for sale with No Forward Chain.

EPC: 88 **Council Tax Band:** C **Price:** £250,000 Leasehold

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Key Features

- MASTER BEDROOM SUITE
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- WELL APPOINTED SHOWER ROOM
- UNDER FLOOR HEATING
- PRIVATE TERRACE
- AS NEW CONDITION
- PRIME LOCATION CLOSE TO AMENITIES
- COMMUNAL SUNNY GARDENS
- NO FORWARD CHAIN

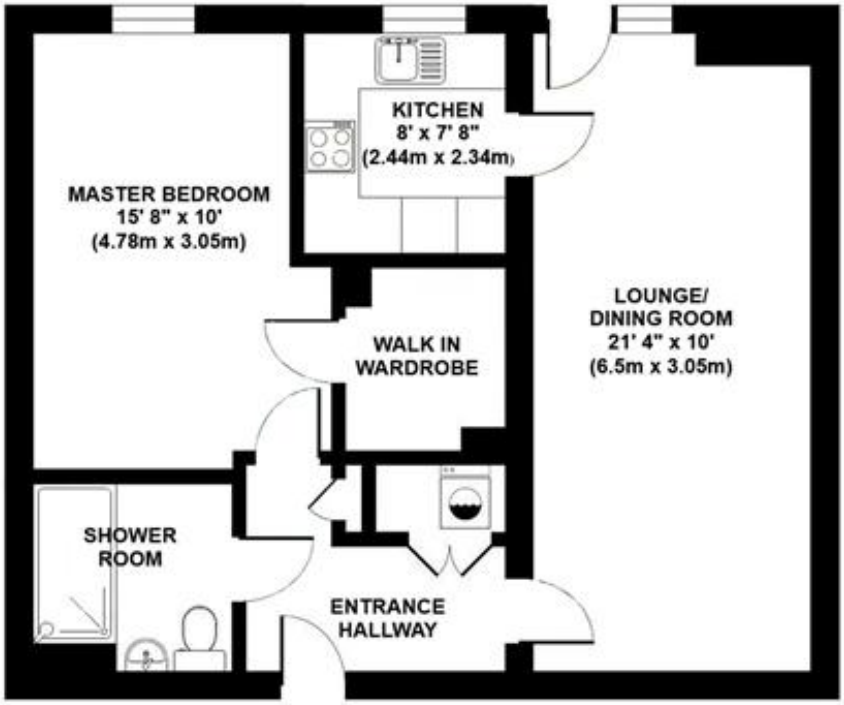
The Property

There is secure entry to the reception of Waterman House, where one will find the House Manager's offices, together with the residents' lounge. Apartment 4 can be found just a few meters along the hallway and access to the property is via a hardwood door, leading into the hallway. There is an excellent lounge/dining room with personal access to a private enclosed patio area. From the lounge/dining room, there is access to the well appointed kitchen with a full range of appliances.

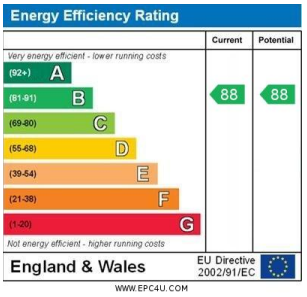
The property benefits from a good size double bedroom with adjacent walk-in wardrobe. In addition, there is a well appointed shower room. The property is offered for sale with No Forward Chain and is in as new condition.

Notable features include sunny, landscaped communal gardens, allocated parking (upon successful application), together with the secure lifestyle and convenience of living very close to local amenities.

The property is held on a 999 year lease from 1st January 2018. The ground rent is £425 p.a. (reviewed in 2033). The service charge is £2,535.36 p.a. (2024) which includes the House Manager, maintenance of the building and grounds, 24 hour emergency call system, entry system and maintenance, contingency fund, buildings insurance and the water and sewerage rates.



GROUND FLOOR



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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