



Flat 1 Magnolia Court, 5-7 Grange Road, Broadstone BH18 8JY

A truly rare opportunity to acquire a beautifully maintained spacious, airy and energy efficient three double bedroom ground floor apartment with private south facing covered patio, located within a few moment's level walk of Broadstone high street. Offered for sale with No Onward Chain..

EPC: 81 Council Tax Band: D Price: £435,000 Leasehold

 **3**  **2**  **1**





Key Features

- THREE DOUBLE BEDROOMS
- SUPERB 20' LOUNGE/DINING ROOM WITH FRENCH DOORS TO SOUTH FACING GARDEN
- CENTRAL POSITION CLOSE TO SHOPS/ AMENITIES
- WELL-FITTED KITCHEN WITH GRANITE WORKTOPS
- MASTER EN-SUITE SHOWER
- ALLOCATED PARKING
- BEAUTIFUL GROUNDS
- WELL PRESENTED THROUGHOUT
- MUST BE VIEWED
- NO ONWARD CHAIN

The Property

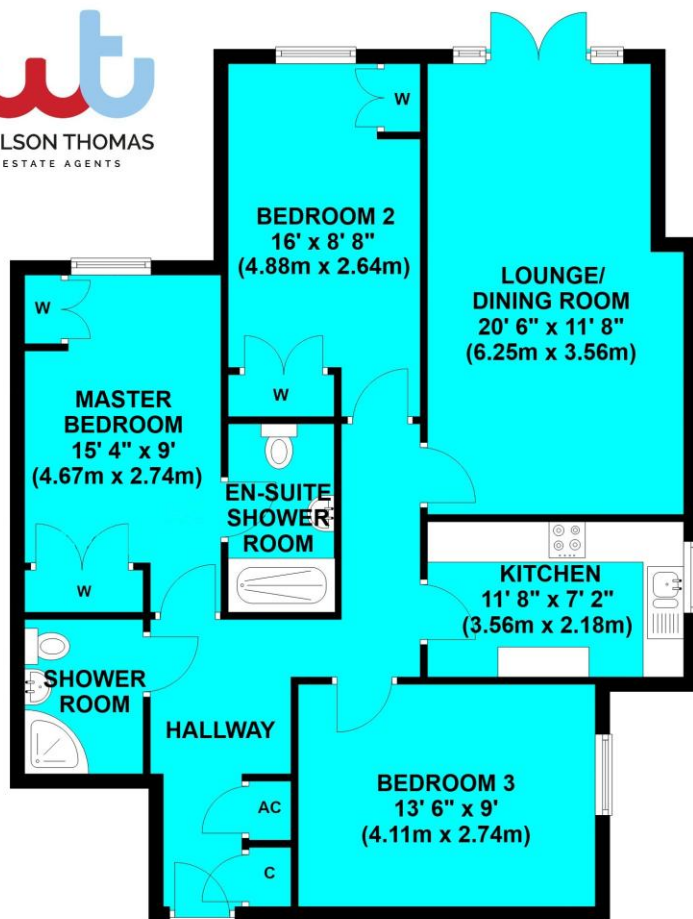
One is immediately impressed upon entering the property at Magnolia Court. A portaphone entry system allows access to the communal hallway, from where a front door leads into flat 1. There is a spacious entrance hall with excellent storage, including an airing cupboard housing a hot water cylinder, and additional storage cupboard. Modern internal doors throughout lead to all rooms, with the superb south-facing lounge/dining room with French doors to a covered patio area overlooking beautifully maintained gardens. There is a well-fitted kitchen with full range of built in appliances including washing machine/dryer and slimline dishwasher, and granite work surfaces.

The master double bedroom and double bedroom two both benefit from extensive fitted and in-built furniture, with the master also having a spacious en suite shower room with thermostatically controlled shower. The third double bedroom is currently arranged as a home office and guest bedroom. To complete the picture, there is an (as new) fully tiled shower room with additional drying area.

There is one allocated parking space, together with visitor parking for multiple vehicles.

Ground Floor

Approx. 89.5 sq. metres (963.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.4 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. Responsibility is taken for error omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.

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