



## 14 Bishops Court, 37 Wallace Road, Broadstone BH18 8NF

A two bedroom, two bathroom, first floor apartment with a balcony enjoying far reaching views over Poole and the Purbecks. No Forward Chain and with Share of Freehold.

**EPC: 83 Council Tax Band: D Price Guide: £299,950-£310,000**  
Share of Freehold







## Key Features

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- NO FORWARD CHAIN
- VIEWS TO POOLE & THE PURBECKS
- GENEROUS LOUNGE/DINING ROOM WITH BALCONY
- TWO DOUBLE BEDROOMS
- EN-SUITE BATHROOM & SEPARATE SHOWER ROOM
- GOOD SIZE RECEPTION HALL
- GARAGE & VISITOR PARKING
- CLOSE TO HIGH STREET/AMENITIES
- MUST BE VIEWED
- SHARE OF FREEHOLD – 952 YEARS REMAINING ON THE LEASE & £1722 P.A. MAINTENANCE CHARGE

## The Property

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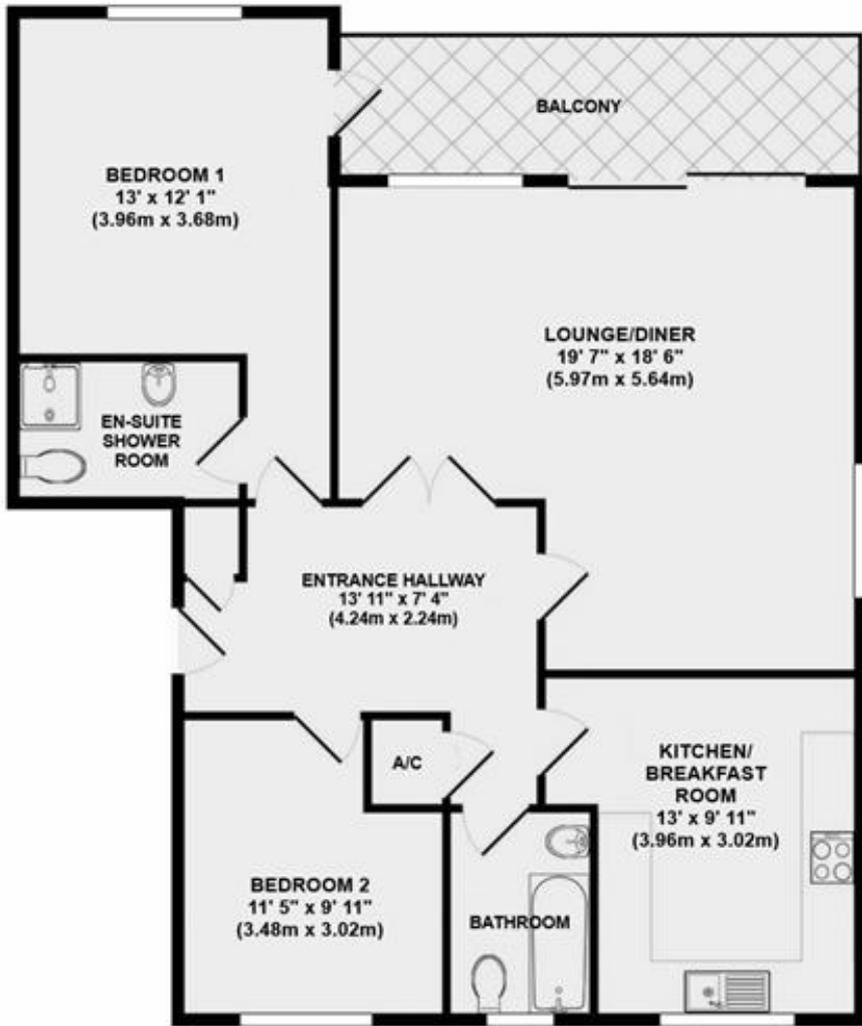
This first floor apartment enjoys superb views to the Harbour and Purbecks beyond, is only a short walk from the centre of Broadstone which offers extensive amenities and shopping with good bus routes to the larger neighbouring centres of Poole and Wimborne.

Stairs lead up to the first-floor landing and the front door opens up to a generous reception hallway with great storage. The spacious, light and airy lounge/dining area with dual aspect window and patio doors which flows effortlessly through to the sizeable balcony which offers you amazing views

of Poole Harbour and Purbecks. There is a good size well-equipped kitchen/breakfast room.

The master bedroom has fitted wardrobes with a door accessing onto the balcony and an en-suite bathroom room. The second bedroom is also a double with fitted wardrobes, and as well as the en-suite there is a family bathroom.

The property is situated in well maintained and established communal gardens, there is a garage fitted and a number of visitor parking spaces.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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