

Flat 6 Berwyn Court
18 Dunyeats Road
Broadstone BH18 8AG

Price **£250,000** Leasehold



A SUPERBLY PRESENTED TWO BEDROOM
FIRST FLOOR APARTMENT SITUATED
WITHIN LEVEL WALKING DISTANCE OF
BROADSTONE SHOPS AND OFFERED TO
THE MARKET WITH NO FORWARD CHAIN.



First Floor



Total area: approx. 60.2 sq. metres (647.5 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 and no 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. The 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.

- * COMMUNAL ENTRANCE HALL WITH STAIRS AND STAIR LIFT**
- * ENTRANCE HALL 19'2" x 6'6" (MAXIMUM) (5.85m x 2.01m)**
- * LOUNGE/DINING ROOM 15'5" x 11'7" (4.72m x 3.56m)**
- * KITCHEN 11'3" x 6'4" (3.44m x 1.95m)**
- * BEDROOM ONE 13'5" x 10' (4.11m x 3.04m)**
- * BEDROOM TWO 9'2 TO WARDROBE FRONT x 8'4" (2.8m x 2.56m)**
- * FAMILY SHOWER ROOM 6'4" x 6'1" (1.95m x 1.85m)**
- * SINGLE GARAGE IN A BLOCK**
- * COMMUNAL GROUNDS**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The front door with spyhole gives access into the entrance hall which has cupboard housing fuses, door entry phone system and useful storage cupboard with double opening doors. The light and airy lounge/dining room has sliding patio doors to the Juliette balcony, TV point and telephone point. The modern fitted kitchen has frosted window to rear, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with drainer and mixer tap, nest of four drawers, space for tall fridge/freezer and washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

Both bedrooms have windows to side and benefit from fitted wardrobes with sliding doors. The family shower room has towel ladder radiator, part tiled walls, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower.

The property benefits from a single garage in a block with up and over door and communal grounds.

**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Berwyn Court can be found on the right hand side.

LEASE: To be confirmed

GROUND RENT: To be confirmed

SERVICE CHARGE: To be confirmed

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2152