

## Waterman House, Macaulay Road, Broadstone BH18 8AR

Without question, the finest apartment we have had the pleasure to view in this highly sought after development, offering high end retirement living just a moments' walk from Broadstone high street. This particular apartment is located on the first floor and presented in show home condition throughout and offered for sale with No Forward Chain.

**EPC: 86 Council Tax Band: E Price: £445,000 Leasehold**









## Key Features

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- TWO DOUBLE BEDROOMS
- MASTER EN SUITE
- SUPERB LIVING ROOM
- WELL APPOINTED KITCHEN
- UTILITY ROOM
- PRIVATE COVERED BALCONY
- COMMUNAL SOUTH FACING GARDENS
- QUALITY RETIREMENT LIVING
- SHOW HOME ORDER THROUGHOUT
- MUST BE SEEN

## The Property

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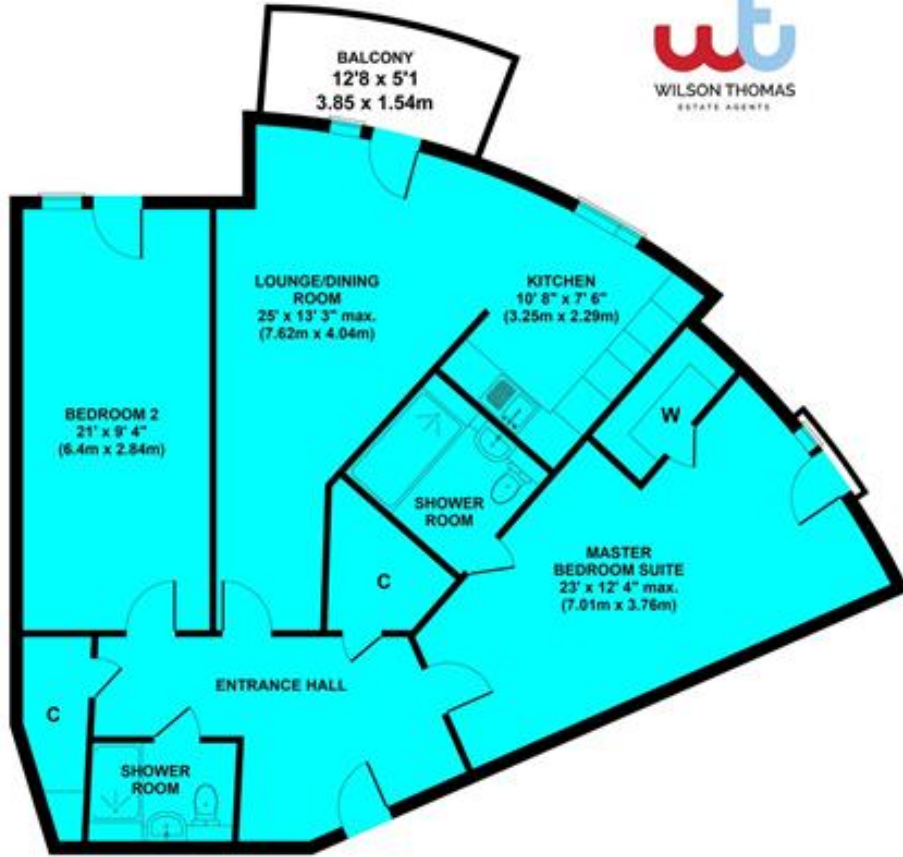
Immediately adjacent to the automated lift on the first floor, one will find Apartment 14 which is accessed via a secure hardwood door to the spacious reception hall. One will immediately be impressed with the spacious design and layout of this superb apartment. Just within the hallway, there is a walk-in utility room, together with additional walk-in wardrobe/storage. The outstanding lounge/dining room offers a spacious, well planned layout and a personal door leading out to a private covered balcony. A through-way continues to the beautifully appointed kitchen with integrated appliances.

The vast master bedroom suite has a Juliet balcony, together with walk-in dressing room/wardrobe area and a beautifully appointed en-suite shower room. There is an excellent second double bedroom which would serve as both a bedroom or office if needed. Again, there is a Juliet balcony and built-in wardrobe. To complete the picture, there is a well appointed shower room.

A wonderful opportunity for the discerning buyer to acquire the finest apartment available within this highly sought after development, providing high end retirement living, just a moment's walk from Broadstone high street. Viewing is absolutely essential!



Approximate Gross Internal Area  
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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