



Flat 4 Carter Lodge, 14B Grange Road, Broadstone, BH18 8LA.

Situated in the heart of the village is this well presented apartment benefiting from a long lease, low maintenance costs and a share of the freehold.

EPC: 78 Council Tax Band: C







Key Features

- MOMENTS WALK TO THE HIGH STREET
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SHARE OF FREEHOLD/976 YEAR LEASE
- £500 MAINTAINANCE PER ANNUM
- ALLOCATED PARKING
- OWNER SUITED
- WELL PRESENTED
- JULIET BALCONY
- COVED SMOOTH CEILINGS

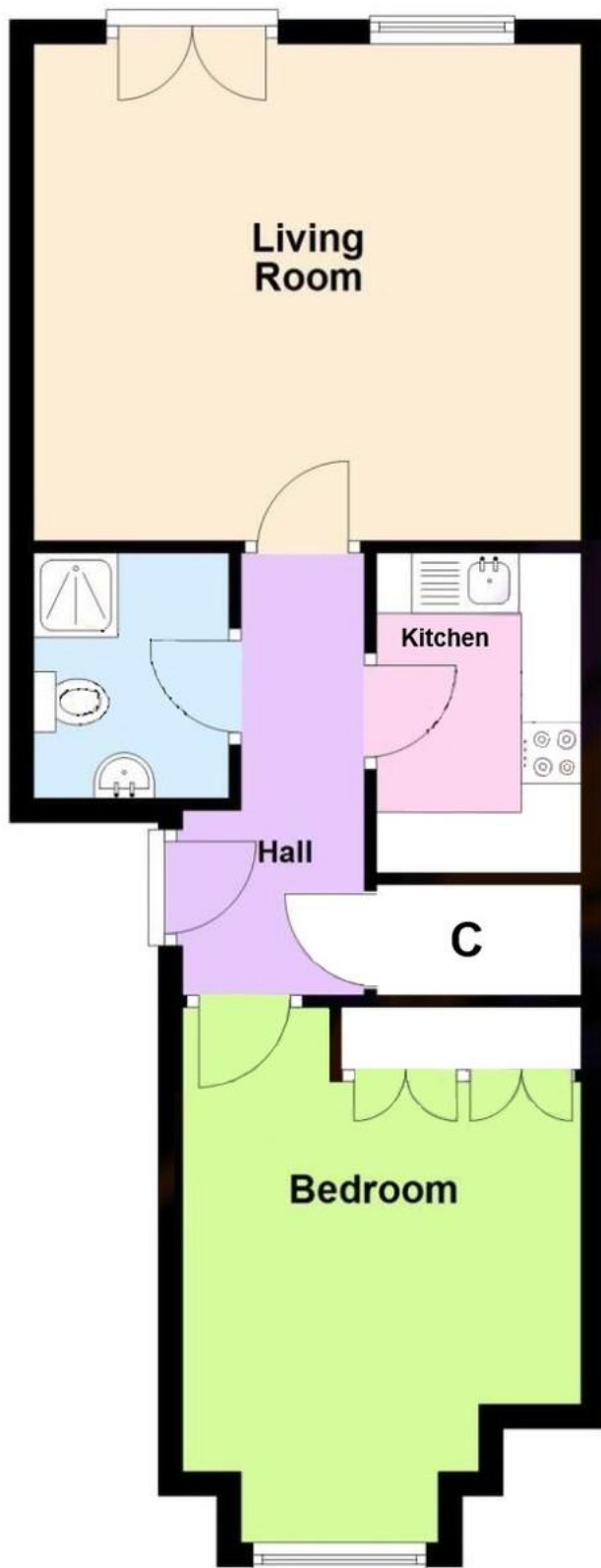
The Property

Situated in the heart of the village is this well presented apartment benefiting from a long lease, low maintenance costs and a share of the freehold.

This well presented first floor apartment is situated just a moments walk from Broadstone's bustling street which enjoys numerous shops, coffee shops and restaurants. There is also an excellent library, doctors and dentists and leisure centre. The property was constructed by well respected local builders Banyard Construction and benefits from UPVC double glazing and gas central heating.

The accommodation comprises of a communal entrance hall with stairs and a stair lift to the first floor which leads to the front door and the entrance hall which has a walk in storage cupboard with light and access to the loft space. The lounge/diner enjoys a Juliet balcony with French doors and a fire surround with electric fire.

The well equipped kitchen has an oven and hob with a hood over an integrated washing machine and fridge and freezer. The bedroom is a good size with bay window to the front and fitted wardrobes and the shower room is fully tiled. To the front of the building there is an allocated area for parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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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