



Flat 5, Indigo Mews, 18-20 York Road, Broadstone BH18 8AY

Situated just a moment's walk from the bustling high street is this well presented, two bedroom apartment, offered for sale with No Forward Chain and Share of Freehold.

EPC: 82 Council Tax Band: C Price: Offers in Region of £255,000







Key Features

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- COMMUNAL GARDENS
- VERY CONVENIENT LOCATION
- 109 YEARS REMAINING ON LEASE
- MAINTENANCE £1750 PER ANNUM

The Property

This modern, very well presented, two bedroom apartment is conveniently situated within just a few minutes walk from the centre of Broadstone, with its bustling high street which offers numerous shops and amenities including doctors, dentists and a sports centre.

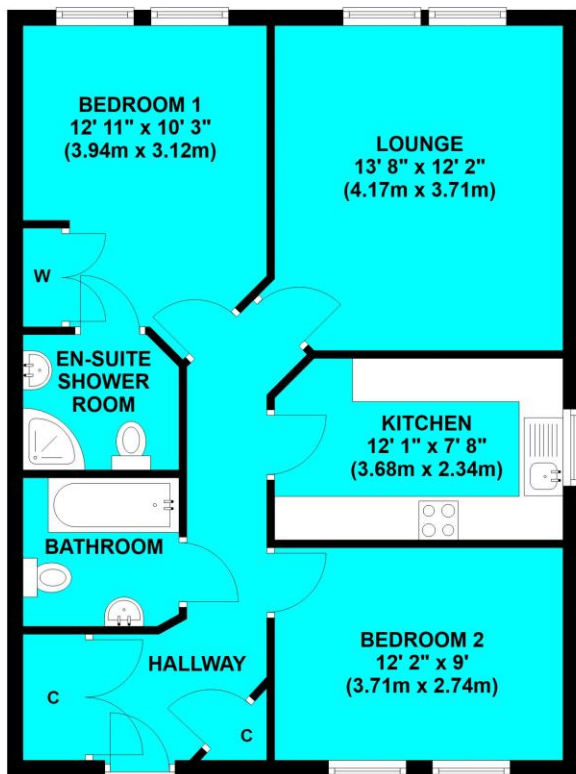
This modern and well presented apartment is accessed via a communal front door with telephone entry system, there is a hallway with stairs and lift leading to the first floor landing area. The front door opens to a good size reception hall with a double and single cupboard offering good storage. The lounge enjoys an elevated outlook to the front aspect, and there is a recently installed modern fitted kitchen, with integrated

fridge/freezer, oven, hob and extractor, a further free standing appliance space and a cupboard conceals the boiler serving the heating and hot water supply. The main bedroom again enjoys an outlook to the front aspect, and there is a built-in double wardrobe and good size en-suite shower room. There is then the second double bedroom enjoying an aspect to the rear and the main bathroom.

The communal gardens are well maintained and predominantly laid to lawn with established hedgerows, there is then a gated parking space, as well as visitor parking spaces, and within the garden there are communal stores and a paved pathway leads to an area where there are communal washing lines.

First Floor

Approx. 65.5 sq. metres (705.6 sq. feet)



Total area: approx. 65.5 sq. metres (705.6 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 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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