



## 8 Sunningdale Gardens, Broadstone BH18 9BF

Situated in a quiet and sought after location, a two double bedroom ground floor apartment enjoying a long lease, a garage and attractive and well maintained grounds.

**EPC: 72 Council Tax Band: D Price: £250,000 Share of Freehold**







## Key Features

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- NO FORWARD CHAIN
- DESIRABLE LOCATION
- 999 YEAR LEASE FROM AUGUST 1994
- SHARE OF FREEHOLD
- GARAGE
- RE-CARPETED & RE-DECORATED THROUGHOUT
- CONTEMPORARY BATHROOM
- SEPARATE WC
- GENEROUS STORAGE
- MAINTENANCE: £1781.50 P.A.

## The Property

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This excellently presented two bedroom apartment is situated in a quiet and sought after location approximately half a mile walk from the bustling high street in Broadstone, offering numerous shops and amenities, with the larger centres of Poole and Wimborne being easily reachable by car or bus.

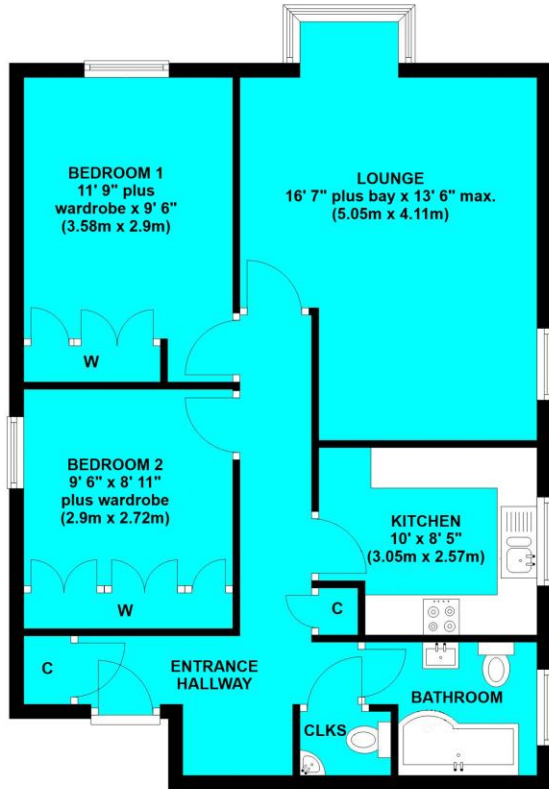
The property itself has been recently re-decorated and re-carpeted throughout and is ready for immediate occupation. There is gas fired central heating with radiators and UPVC double glazing.

A well maintained communal entrance hall with telephone entry system leads to a small lobby servicing two apartments and then the front door leading to the generous reception hall where there is a cloaks cupboard and separate airing cupboard with electric heater. The

lounge/dining room enjoys dual aspect windows overlooking rear and side gardens, there is then a kitchen where the combination Worcester boiler can be found serving the heating and hot water supply. The two double bedrooms both have fitted wardrobes and there is a white contemporary bathroom with a shower bath with wall mounted shower attachment and a separate WC.

A particular feature of the property is the attractive and established communal gardens which are very well maintained. There is a lawn and planting with specimen shrubs and areas to sit. The property also benefits from a garage with a pitched tiled roof which could be utilised to provide further storage. From the flats a rear door gives access via a pathway with lighting to the garages.

**Ground Floor**  
Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 68.4 sq. metres (736.7 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		
69-80	C	72 C	75 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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