

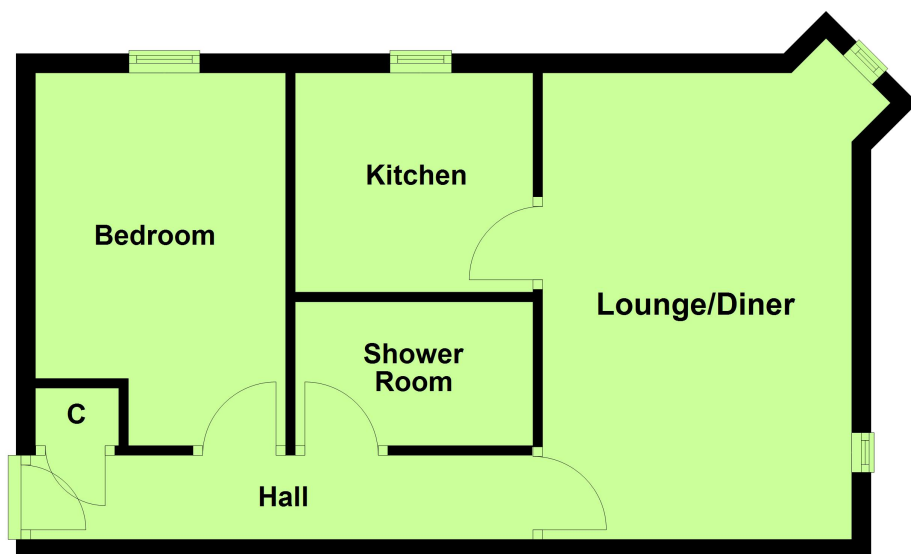
Flat 2 The Laurels  
4 Macaulay Road  
Broadstone BH18 8AR

Price **£200,000** Shared Freehold



AN OPPORTUNITY TO ACQUIRE A VERY  
WELL PRESENTED ONE BEDROOM GROUND  
FLOOR APARTMENT FOR THE OVER 65'S,  
SITUATED WITHIN CLOSE PROXIMITY OF  
BROADSTONE'S SHOPS AND AMENITIES.

**Ground Floor**



**Total area: approx. 41.4 sq. metres (445.5 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.

**\* ENTRANCE HALLWAY**

**\* LOUNGE/DINING ROOM 16' x 9'9" (4.87m x 3.01m)**

**\* KITCHEN 8' x 7'6" (2.43m x 2.31m)**

**\* BEDROOM 12'8" (MAXIMUM) x 8'6" (3.9m x 2.62m)**

**\* SHOWER ROOM 8' x 4'6" (2.43m x 1.4m)**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**

**\* DOUBLE GLAZED WINDOWS**

**\* ENTRY PHONE SYSTEM**

**\* COMMUNAL GARDENS**

**\* ALLOCATED PARKING SPACE**

**\* CENTRAL LOCATION**







**ABOUT THIS PROPERTY**

From the communal entrance hall, a hardwood front door leads to the hallway with wall mounted entry phone system and two built in cupboards. The sizeable lounge/dining room has dual aspect windows and feature electric fireplace with hearth and surround. The modern fitted kitchen comprises a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, four ring burner electric hob with extractor fan above and oven beneath, part tiled walls, space and plumbing for washing machine and wall mounted 'Vaillant' gas fired central heating boiler.

The double bedroom has window to side aspect. The shower room comprises shower cubicle with electric shower, wash hand basin, low level flush WC and part tiled walls.

There are communal gardens and an allocated parking space.



**DIRECTIONS:**

From the Broadstone roundabout proceed along The Broadway taking the first turning on the left into Macaulay Road. The Laurels will be found on the corner of Story Lane.

**LEASE:** The vendor advises 99 years from new.

**SERVICE CHARGE:** The vendor advises approximately £800 per annum, paid quarterly.

**COUNCIL TAX:** Band C BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band C

**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: R2113**