

Flat 3 Woodland View  
159 Lower Blandford Road  
Broadstone BH18 8NU

Price **£325,000** Leasehold



A NEWLY BUILT TWO DOUBLE BEDROOM, TWO BATHROOM SPACIOUS GROUND FLOOR APARTMENT, FINISHED TO AN EXTREMELY HIGH STANDARD THROUGHOUT AND SITUATED WITHIN WALKING DISTANCE TO BROADSTONE'S SHOPS AND AMENITIES. NOW READY FOR OCCUPATION.



**Total area: approx. 73.6 sq. metres (791.8 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 or 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/KITCHEN 19'10" X 12'2" (5.82m x 3.72m)**

**\* BEDROOM ONE 11'1" X 11' (3.38m x 3.35m)**

**\* EN SUITE SHOWER ROOM 9' 8" x 3' 3" (2.99m x 1.01m)**

**\* BEDROOM TWO 13'3" X 8'6" (4.05m x 2.62m)**

**\* BATHROOM 7'5" X 5'5" (2.29m x 1.68m)**

**\* COMMUNAL GARDEN**

**\* ALLOCATED PARKING WITH ELECTRIC CHARGING POINT**

**\* UNDERFLOOR HEATING THROUGHOUT**

**\* SOLAR PANELS**

**\* LIFT ACCESS TO ALL FLOORS**

**\* OPPORTUNITY TO ACQUIRE A SHARE OF THE FREEHOLD**

**\* HIGH SPECIFICATION THROUGHOUT**









**ABOUT THIS PROPERTY**

Woodland View is a new development of seven luxury apartments which have been completed to a high specification throughout and are situated within very close proximity to Broadstone's shops and amenities.

Front door to the entrance hallway. The open plan/lounge/dining room/kitchen is bright and airy with two windows to front aspect. The kitchen itself has a range of wall mounted and base storage cupboards and drawers, one and a quarter single sink with drainer and mixer tap, breakfast bar, integrated dishwasher, washing machine, double oven, fridge, freezer and four ring burner induction hob with extractor fan above.

Bedroom one is a spacious double bedroom with windows to rear and partial views overlooking the communal garden and also benefitting an en suite shower room which is fully tiled and includes shower cubicle with dual action showers, wash hand basin with vanity unit beneath and WC. Bedroom two is also a good size with window to side aspect. The main bathroom is part tiled and has a modern suite comprising bath with dual action showers, wash hand basin with vanity unit beneath and WC.

The apartment block is accessed via Lower Blandford Road. There is allocated parking to the front of the property with electric charging points. The communal gardens are to the rear of the development mainly being laid to lawn with shrub and herbaceous border.





**DIRECTIONS:**

From The Broadway proceed down Lower Blandford Road and Woodland View can be found on the right hand side.

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

**ENERGY EFFICIENCY RATING:** Band B

**LEASE:** To be confirmed.

**GROUND RENT:** To be confirmed.

**MAINTENANCE:** To be confirmed.

**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: R1780**