

Flat 5 Woodland View
159 Lower Blandford Road
Broadstone BH18 8NU

Price **£385,000** Leasehold



A BRAND NEW TWO DOUBLE BEDROOM
FIRST FLOOR APARTMENT WITH BALCONY,
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. 71.5 sq. metres (769.8 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' 11" X 15' (5.82m x 4.57m)**

*** BEDROOM ONE 17' 1" X 9' 7" (5.21m x 2.96m)**

*** EN SUITE SHOWER ROOM 6' 6" X 6' (2.01m x 1.83m)**

*** BEDROOM TWO 13' X 8' 2" (3.96m x 2.49m)**

*** BATHROOM 6' X 5' 1" (1.83m x 1.55m)**

*** 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.

The entrance hallway gives access to all principle rooms and benefits from a storage cupboard. The open plan lounge/dining room/kitchen has two windows to side aspect, double opening doors leading out to private balcony with the kitchen area benefiting a range of wall mounted and base storage cupboards and drawers, one and a quarter single sink with drainer and mixer tap, integrated 'Neff' appliances to include washing machine, dishwasher, fridge/freezer and oven with extractor fan.

Bedroom one is of a spacious size with window to rear aspect and benefits an en suite shower room which has frosted window to rear aspect and comprises WC, wash hand basin with vanity unit and fully tiled shower cubicle with dual action showers. Bedroom two is spacious and has window to side aspect. The main bathroom comprises WC, bath with central mixer tap and overhead shower and shower screen and wash hand basin with mixer tap and vanity unit beneath. There is underfloor heating throughout.

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: R1782