

Flat 12 Southlands Court  
15 Grange Road  
Broadstone BH18 8JZ

Offers in Excess of **£315,000** Shared Freehold



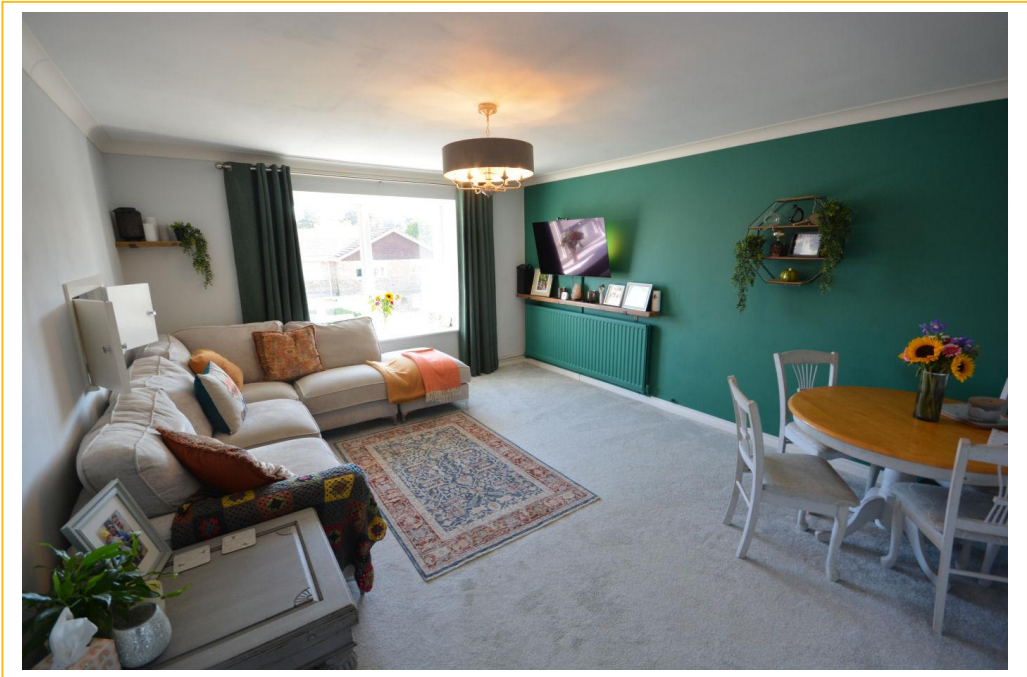
AN OPPORTUNITY TO ACQUIRE A VERY SPACIOUS AND BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITHIN A LEVEL WALK TO BROADSTONE'S SHOPS AND AMENITIES. VENDOR SUITED.



Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>

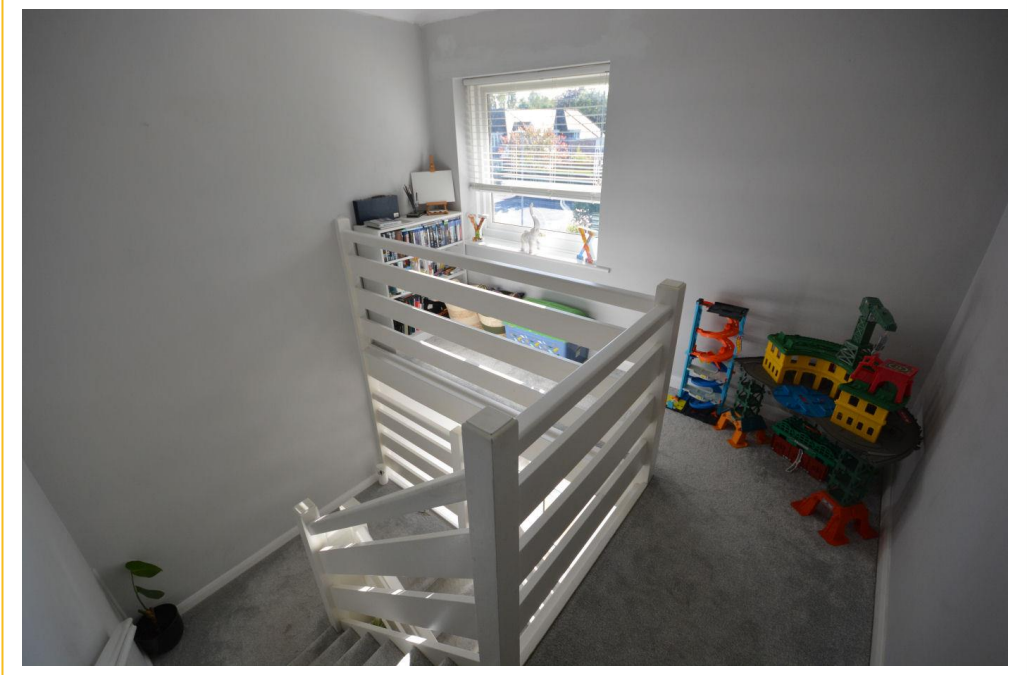
All measurements are approximate and for display purposes only

- \* PRIVATE ENTRANCE**
- \* ENTRANCE HALLWAY/STUDY AREA**
- \* STAIRS RISING TO THE FIRST FLOOR**
- \* SITTING ROOM 16'3" x 12'11" (4.96m x 3.93m)**
  - \* KITCHEN 11'6" x 10'5" (3.5m x 3.16m)**
  - \* BEDROOM ONE 13'5" x 11'5" (4.10m x 3.49m)**
  - \* BEDROOM TWO 11'5" x 10'11" (3.49m x 3.33m)**
  - \* SHOWER ROOM 5'7" x 5'4" (1.76m x 1.68m)**
- \* SEPARATE CLOAKROOM 6'6" x 2'8" (1.91m x 0.86m)**
  - \* UPVC DOUBLE GLAZED**
  - \* GAS FIRED CENTRAL HEATING**
  - \* SINGLE GARAGE IN A BLOCK**
  - \* ALLOCATED GARDEN AREA**









**ABOUT THIS PROPERTY**

Private UPVC double glazed front door to the entrance hallway which currently accommodates a study area and understairs storage with return staircase leading to the spacious first floor landing which benefits from a built in storage cupboard with radiator and slatted shelving and window to side aspect.

The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer stainless steel sink unit with mixer tap, wall mounted 'Vaillant' gas fired central heating boiler, space and plumbing for washing machine, dishwasher, upright fridge/freezer and oven, window to front aspect, serving hatch and access to loft space.

The sizeable sitting room is to the front of the property with feature bay window and television point.

There are two double bedrooms to the rear of the property with bedroom one having the benefit of built in wardrobes.

The shower room comprises fully tiled shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer tap and tiled splashback, radiator and obscured glazed window to side aspect.

The separate cloakroom has part tiled walls, low level flush WC and obscured glazed window to side aspect.

The property benefits from its own garden area as well as a garage in a block which has up and over door. Vendor advises there will also be additional parking space.







**DIRECTIONS:**

Heading South down The Broadway turn right into Grange Road just after the shops.

**LEASE:** We have been advised there are 955 years remaining.

**SERVICE CHARGE:** Approximately £860 per annum.

**GROUND RENT:** Nothing.

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

**ENERGY EFFICIENCY RATING:** Band D.

**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: R1898**