

Flat 1 Audlem Lodge

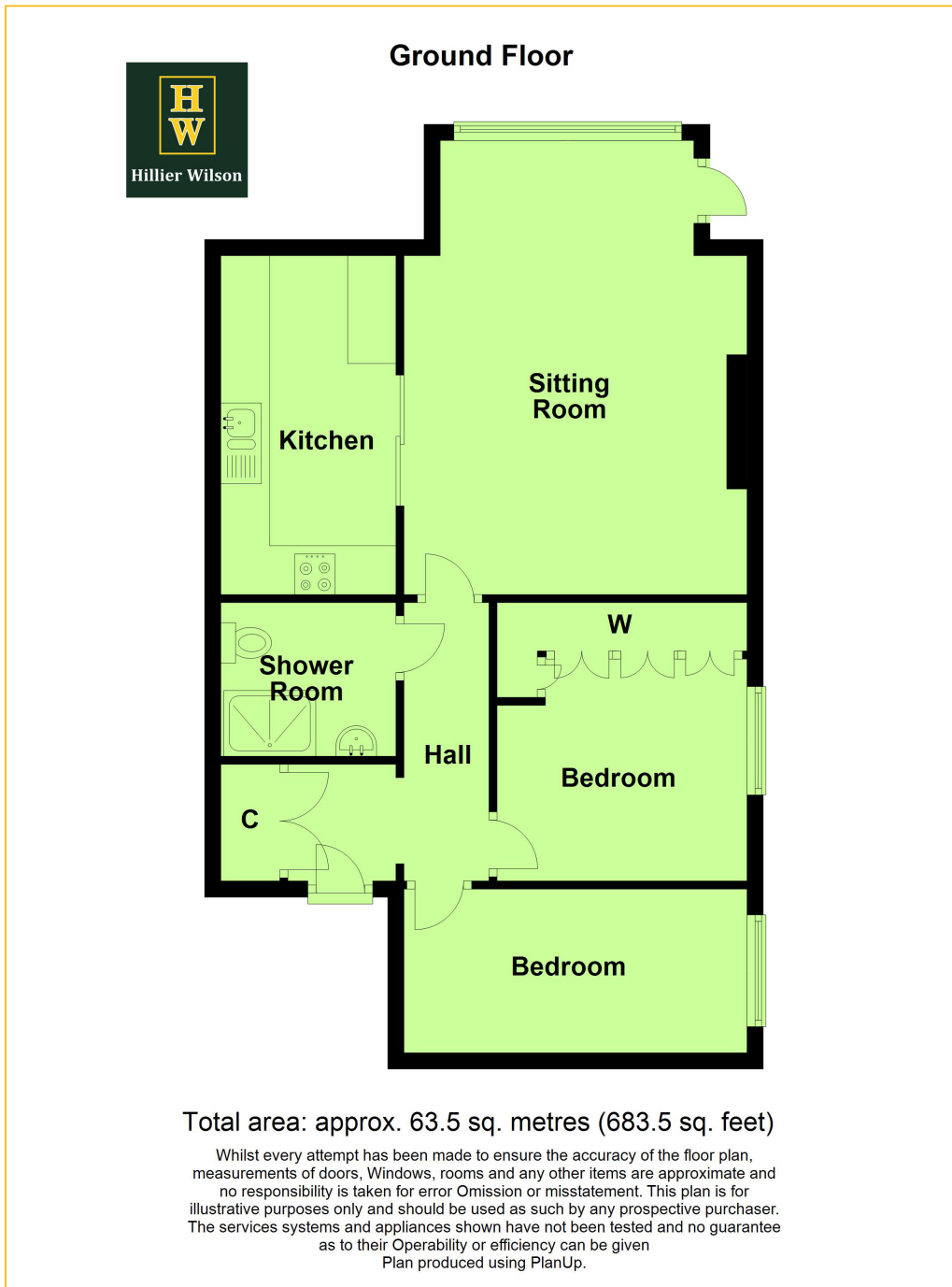
2 Ridgeway

Broadstone BH18 8EA

Price **£325,000** Shared Freehold



A UNIQUE TWO BEDROOM GROUND FLOOR
APARTMENT SITUATED WITHIN CLOSE
PROXIMITY TO BROADSTONE VILLAGE AND
OFFERED TO THE OPEN MARKET WITH NO
FORWARD CHAIN.



- * ENTRANCE HALL 10'9" x 8'5" (MAXIMUM) (3.32m x 2.59m)**

- * SITTING/DINING ROOM 18'8" x 13'8" (5.73m x 4.21m)**

- * KITCHEN 13'7" x 7'4" (4.17m x 2.25m)**

- * BEDROOM ONE 10'2" x 8'9" TO WARDROBE FRONT (3.11m x 2.71m)**

- * BEDROOM TWO 13'9" x 6'6" (4.23m x 2.01m)**

- * FAMILY SHOWER ROOM 7'8" x 6'1" (2.37m x 1.85m)**

- * ACCESS TO PRIVATE PATIO AREA**

- * ALLOCATED PARKING**

- * COMMUNAL GARDENS**

- * DOUBLE GLAZED**

- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The timber front door with spyhole gives access into the entrance hallway which has telephone point and sizeable cupboard with double opening doors. The light and airy sitting/dining room has large window to rear aspect with pleasant views over the communal gardens, telephone point, TV point, access to private patio area, storage cupboard with double opening doors and central fireplace with stone hearth and marble surround and mantel. The kitchen has a range of wall and floor mounted cupboards, roll top work surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, wine rack, cupboard housing 'Glow-worm' boiler and integrated appliances to include slimline dishwasher, washing machine, fridge, freezer, oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to side aspect, TV point and benefits from a range of fitted furniture to include wardrobes, cupboards, drawers and dressing table. Bedroom two has window to side aspect. The family shower room has part tiled walls, towel ladder radiator, shaver point, low level flush WC, pedestal wash hand basin with hot and cold tap and shower cubicle with sliding door and shower.

Accessed off the sitting/dining room, the property benefits from a private patio area being laid to slabs in turn giving access to the communal gardens. The apartment also benefits from one allocated parking space.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road taking the first turning left into Ridgeway. Audlem Lodge can be found on the right hand side.

LEASE: 199 years commencing 1st September, 2005

MAINTENANCE: £1600 per annum, we understand.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: 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

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REF: R1906