

Flat 3 Audlem Lodge

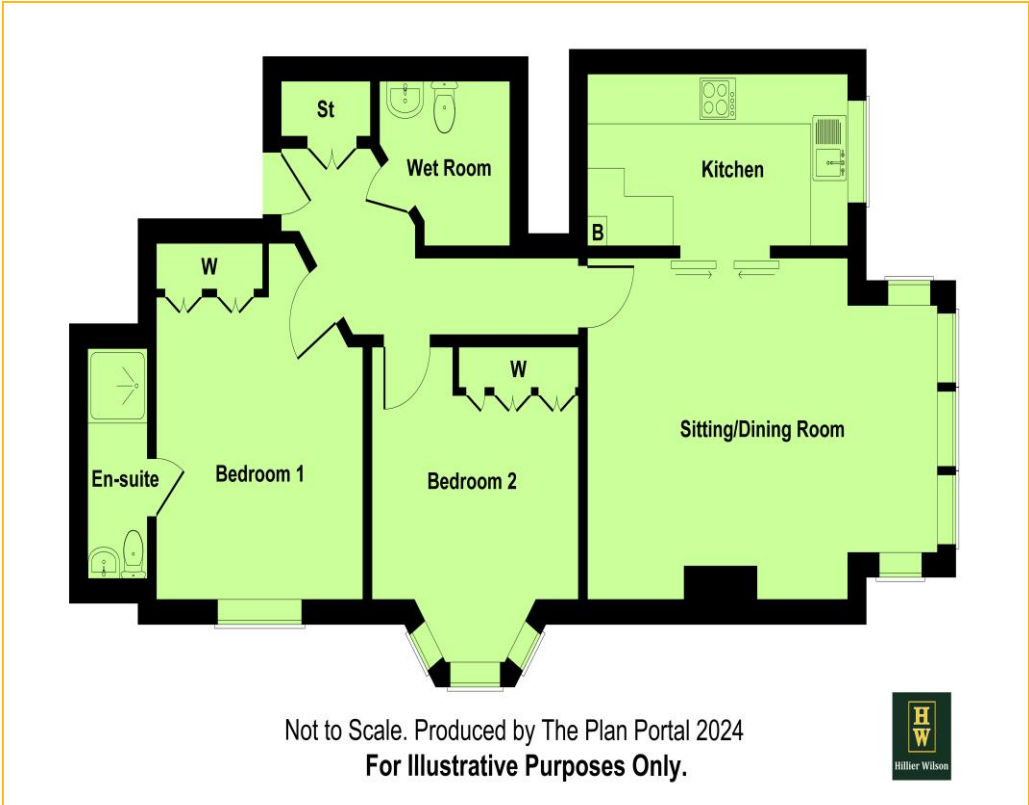
2 Ridgeway

Broadstone BH18 8EA

Price **£325,000** Shared Freehold



A SUPERBLY PRESENTED TWO DOUBLE
BEDROOM, TWO BATHROOM FIRST FLOOR
APARTMENT SITUATED WITHIN CLOSE
PROXIMITY TO BROADSTONE VILLAGE.
AN INTERNAL VIEWING IS RECOMMENDED.



*** ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 18' 6" INTO BAY X 13' 9" (5.66m x 4.23m)**

*** KITCHEN 14' X 7' 7" (4.26m x 2.34m)**

*** BEDROOM ONE 14' 6" X 11' 1" (4.45m x 3.38m)**

*** EN SUITE SHOWER ROOM 9' 5" X 3' 9" (2.89m x 1.18m)**

*** BEDROOM TWO 12' 9" MAXIMUM X 11' 2" (3.93m x 3.41m)**

*** WET ROOM 7' 4" X 7' 2" (2.25m x 2.19m)**

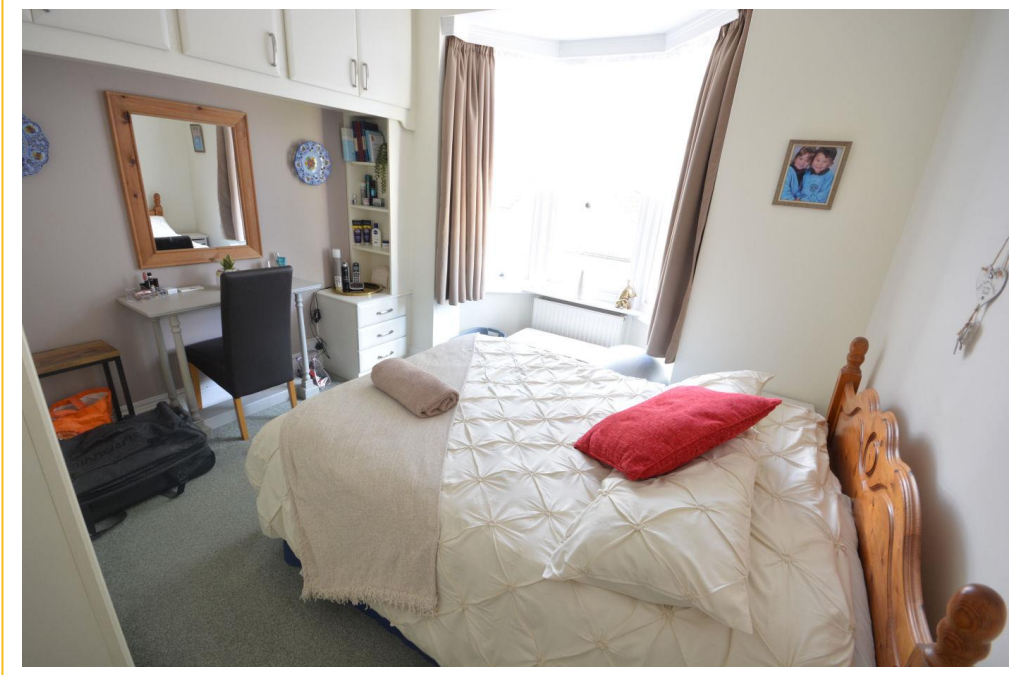
*** UNDER COVER ALLOCATED PARKING**

*** WELL MAINTAINED COMMUNAL GROUNDS**

*** GAS FIRED CENTRAL HEATING**





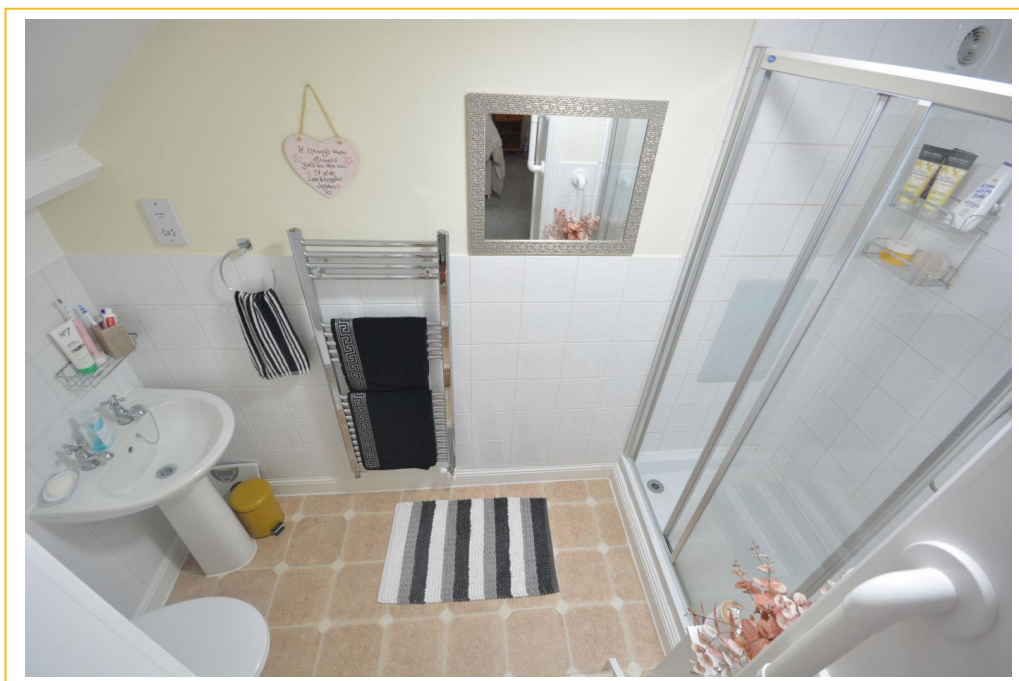


ABOUT THIS PROPERTY

A timber front door gives access into the entrance hallway which has door entry phone system and storage cupboard with double opening doors. The light and airy lounge/dining room has feature bay window to rear aspect with pleasant views over the communal gardens, TV point, door entry phone system and central fireplace. From the lounge/dining room sliding doors lead through to the kitchen which has window to rear aspect, range of wall and floor mounted cupboards, roll top working surfaces, part tiled walls, one and a quarter single sink with drainer and mixer tap, nest of five drawers, space for washing machine, tumble dryer and slimline dishwasher and integrated appliances to include oven, grill, four ring gas hob and extractor fan over.

Bedroom one has window to side aspect, telephone point and benefits from a range of fitted furniture to include wardrobes and drawers. The en suite 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. Bedroom two has feature bay window to side aspect, telephone point and benefits from a range of fitted furniture to include wardrobes, cupboards and drawers. The wet room has part tiled walls, towel ladder radiator, shaver point, vanity unit with inset wash hand basin with hot and cold taps, low level flush WC and 'Mira' shower.

The property benefits from one allocated under cover parking space. There are well maintained communal grounds which are laid to lawn with mature shrub borders.





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: TBC.

ENERGY EFFICIENCY RATING: 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: R1914