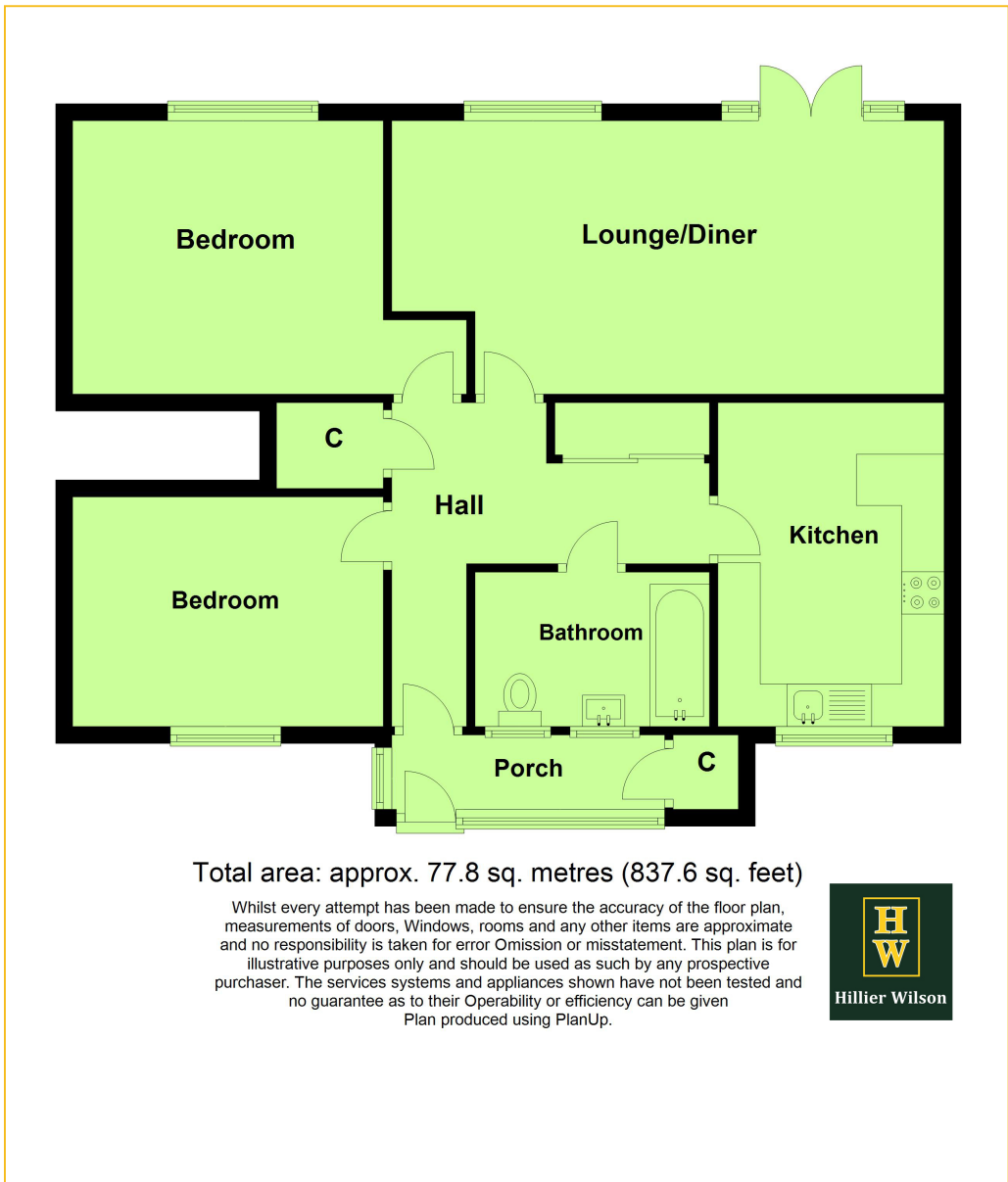


10 Birkdale Court
Broadstone BH18 9BE

Price **£320,000** Leasehold



AN EXTREMELY WELL PRESENTED TWO
BEDROOM GROUND FLOOR APARTMENT
WITH A LARGE PRIVATE GARDEN AND
SET WITHIN CLOSE PROXIMITY TO
BROADSTONE'S SHOPPING AMENITIES.



Total area: approx. 77.8 sq. metres (837.6 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 PORCH**
- * ENTRANCE HALLWAY**
- * LOUNGE/DINING ROOM 21' 4" X 11' 6" (6.52m x 3.53m)**

 - * KITCHEN 12' 9" X 8' 8" (3.93m x 2.68m)**
- * BEDROOM ONE 11' 9" EXTENDING TO 15' 2" X 12' (3.62m extending to 4.63m x 3.65m)**

 - * BEDROOM TWO 11' 9" X 8' 8" (3.62m x 2.68m)**
 - * BATHROOM 8' 7" X 5' 9" (2.65m x 1.79m)**
 - * PRIVATE SOUTHERLY FACING REAR GARDEN**
- * BRAND NEW SUMMER HOUSE WITH POWER AND HEATING**
- * GARAGE IN A BLOCK**
- * GAS FIRED CENTRAL HEATING**
- * DOUBLE GLAZED**







ABOUT THIS PROPERTY

Front door leads to the entrance porch which has built in cupboard housing the 'Glow Worm' gas fired central heating boiler. Door to the entrance hallway which has built in cupboard and further built in airing cupboard. The spacious lounge/dining room is to the rear of the property with window and double opening doors to the rear garden. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated appliances to include dishwasher, washing machine, fridge/freezer, oven with four ring burner gas hob and extractor fan above, single bowl single drainer sink unit with mixer tap, feature spotlighting and window to front aspect.

Bedroom one has a window overlooking the rear garden and bedroom two is to the front of the property. The bathroom comprises bath with mixer tap and overhead shower with shower screen, wash hand basin with mixer tap and vanity unit beneath, low level flush WC, wall mounted heated towel rail, spotlighting and extractor fan.

Outside, the garage is situated in a block at the upper end of the cul-de-sac. There is a large private southerly facing rear garden with elevated patio and decking area. The garden itself is planted with bushes and perennials and a mossy pathway. There is a large feature fishpond with waterfall and a brand new summer house with power and heating. The vendor advises that there is a working irrigation system in the garden.





DIRECTIONS:

From Broadstone roundabout head north into Higher Blandford Road and then take the second right hand turning into Fairview Crescent and continue until the very end at which point turn right on to Fairview Road. Then turn left into Birkdale Road and Birkdale Court will be found on the left hand side.

LEASE: We understand the remaining lease is 977 years.

SERVICE CHARGE: We understand the current owners pay £700.00 per annum (Paid in biannual payments of £350.00)

GROUND RENT: We understand no ground rent is payable.

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: R1923