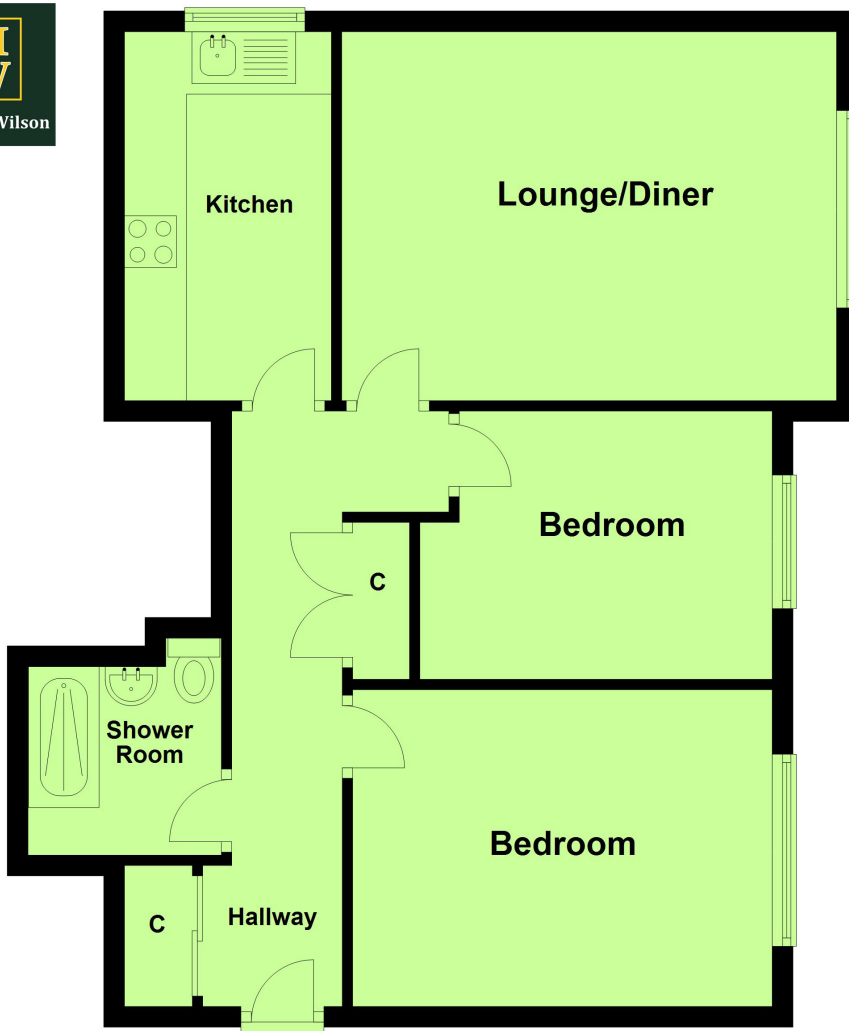


Flat 4 Berwyn Court
18 Dunyeats Road
Broadstone BH18 8AG

Price Offers in Excess of **£250,000** Leasehold



SET WITHIN VERY CLOSE PROXIMITY TO
BROADSTONE'S SHOPS AND AMENITIES,
THIS TWO BEDROOM GROUND FLOOR
APARTMENT IS OFFERED FOR SALE WITH
NO FORWARD CHAIN.



Total area: approx. 60.1 sq. metres (646.4 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.

*** COMMUNAL ENTRANCE HALLWAY**

*** ENTRANCE HALL**

*** LOUNGE/DINING ROOM 15'5" x 11'7" (4.72m x 3.56m)**

*** KITCHEN 11'3" x 6'5" (3.44m x 1.98m)**

*** BEDROOM ONE 13'2" x 10' (4.02m x 3.04m)**

*** BEDROOM TWO 11' x 8'4" (3.35m x 2.56m)**

*** SHOWER ROOM 6'6" x 5'8" (2.01m x 1.76m)**

*** COMMUNAL GARDEN**

*** GARAGE IN A BLOCK**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

From the communal entrance, a hardwood front door leads to the entrance hall with two built in cupboards and wall mounted entry phone system. The lounge/dining room has window to the front aspect overlooking the communal garden and feature electric fireplace with hearth and surround. The kitchen has a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine and slimline dishwasher, double oven with four ring burner electric hob and extractor fan above, wall mounted 'Glow-worm' gas fired central heating boiler and space for fridge.

Bedroom one has window to the front aspect, built in wardrobes and matching bedroom furniture. Bedroom two also has window to the front aspect. The modern fitted shower room comprises a white suite with low level flush WC, pedestal wash hand basin with mixer tap, walk in fully tiled shower with shower screen, fitted mirrored medicine cabinet, fully tiled walls and extractor fan.

There is a garage in a block, entrances to the front and rear of the flats and communal gardens.

DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the fourth exit into Dunyeats Road. Berwyn Court can be found on the right hand side.

LEASE: 999 year Lease from 25th March 1983, we understand.

SERVICE CHARGE: Approximately £1677.50 per annum.

COUNCIL TAX: Band C BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band 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: R1928