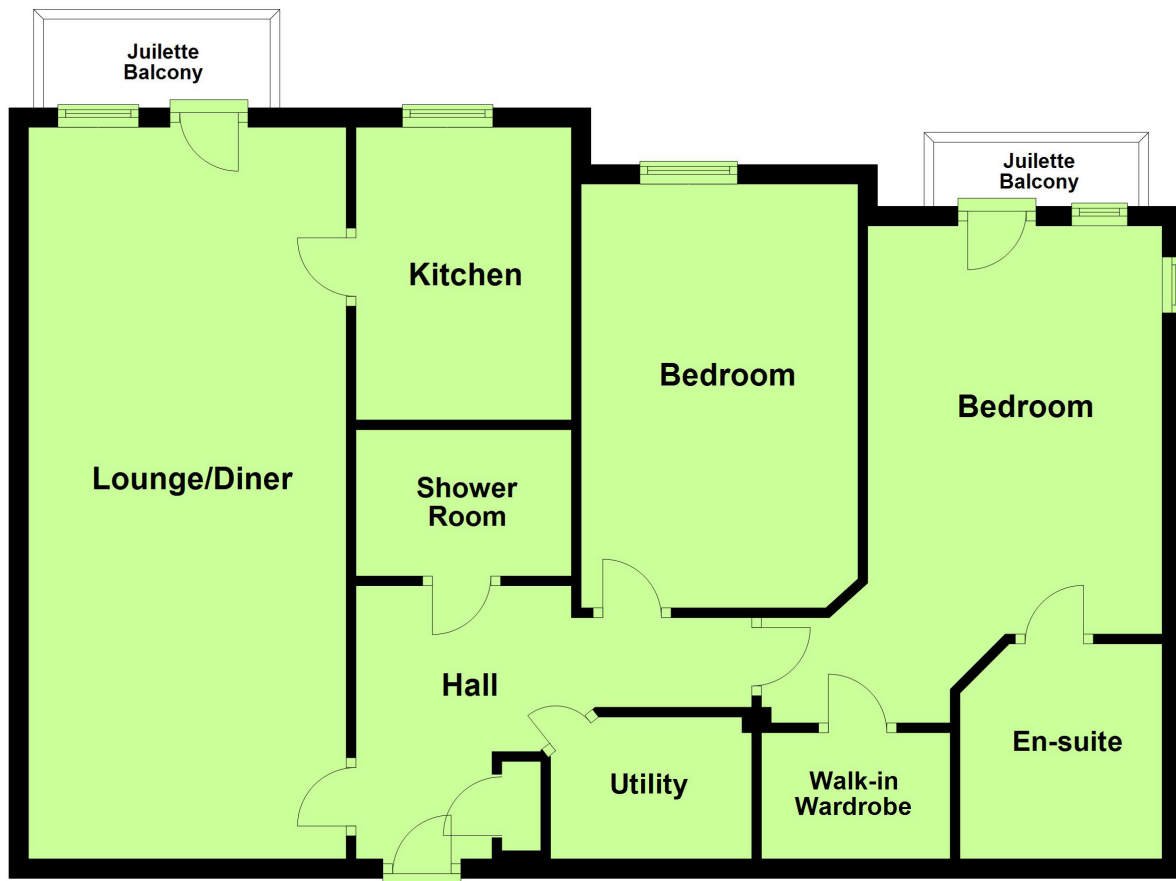


Flat 22 Waterman House  
Macaulay Road  
Broadstone BH18 8AR

Price **£399,950** Leasehold



A MODERN AND WELL PRESENTED TWO  
BEDROOM, TWO BATHROOM SECOND  
FLOOR APARTMENT SET IN AN ENVIABLE  
LOCATION AND OFFERED FOR SALE WITH  
NO FORWARD CHAIN.



Total area: approx. 82.4 sq. metres (886.5 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 HALLWAY 13'6" (MAXIMUM) x 9'3" (MAXIMUM)  
(4.14m x 2.83m)**

**\* LOUNGE/DINING ROOM 24'5" x 10'6" (7.46m x 3.23m)**

**\* JULIETTE BALCONY**

**\* KITCHEN 9'8" x 7'2" (2.98m x 2.19m)**

**\* BEDROOM ONE 17'1" x 9'9" (5.21m x 3.01m)**

**\* JULIETTE BALCONY**

**\* EN SUITE SHOWER ROOM 7'1" x 6'8" (2.16m x 2.07m)**

**\* BEDROOM TWO 14'1" x 9'3" (4.29m x 2.83m)**

**\* SHOWER ROOM 7'1" x 4'8" (2.16m x 1.46m)**

**\* UPVC DOUBLE GLAZED**

**\* UNDERFLOOR HEATING**

**\* RESIDENTS LOUNGE & GUEST BEDROOMS**

**\* COMMUNAL GARDENS**

**\* ALLOCATED PARKING SPACE, SUBJECT TO AVAILABILITY,  
£250 PER ANNUM**

**\* RETIREMENT LIVING FOR THOSE OVER 60 YEARS OF AGE**









**ABOUT THIS PROPERTY**

The hardwood front door leads to the entrance hallway with built in meter and storage cupboard, further cupboard housing the electric control unit and space and plumbing for washing machine. The lounge/dining room has a door to the Juliette balcony and is adjacent to the kitchen. The modern fitted kitchen has a range of wall mounted and base storage cupboards and drawers, integrated oven and slimline dishwasher, single bowl single drainer sink unit with mixer tap, integrated fridge/freezer, four ring ceramic hob with extractor fan above and tiled floor.

Bedroom one has a window to the side aspect, door to walk in wardrobe with electronic light, shelving and hanging space. There is also a door to a Juliette balcony. The en suite shower room has low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirrored medicine cabinet, further fitted mirror, fully tiled shower cubicle with wall mounted shower, wall mounted heated towel rail, tiled floor, part tiled walls and extractor fan. Further bedroom two and shower room with low level flush WC, wash hand basin with mixer tap, mirrored medicine cabinet, further wall mounted mirror, fully tiled shower cubicle with wall mounted shower, tiled floor, part tiled walls and extractor fan.

There are landscaped communal gardens. There is also allocated parking space, subject to availability - £250.00 per annum.





**DIRECTIONS:**

From the main Broadstone roundabout proceed along The Broadway taking the first turning left into Macaulay Road. Waterman House can be found on the left hand side.

**LEASE:** 999 years commencing 2018

**GROUND RENT:** Currently £495.00 per annum, we understand.

**SERVICE CHARGE:** Currently £4,015.08 per annum, we understand.

The service charge includes:

House Manager.

24 hour emergency call system.

All maintenance of the buildings and grounds including window cleaning, gardening and upkeep of the buildings exterior and communal areas and maintaining lifts.

Monitored fire alarms and door camera entry security systems.

Buildings insurance, water and sewerage rates.

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

**ENERGY EFFICIENCY RATING:** Band B

**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: R1943**