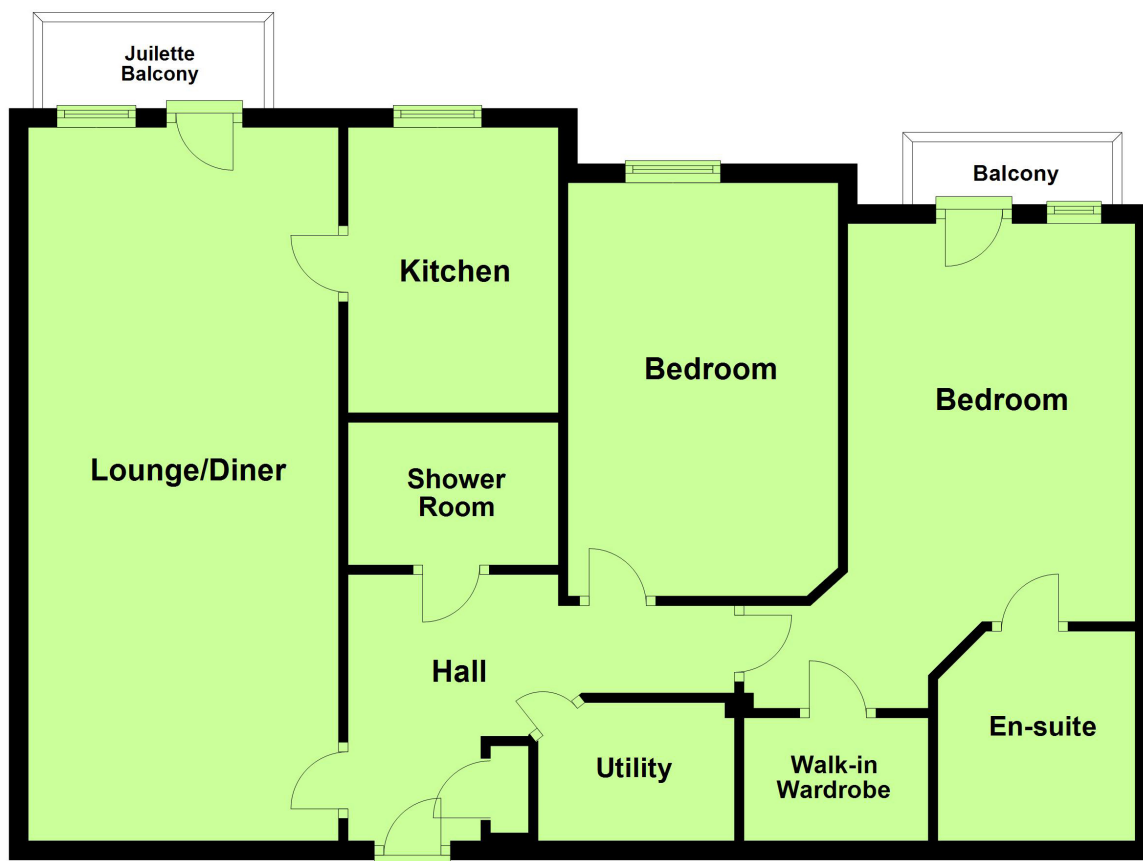


Flat 36 Waterman House
Macaulay Road
Broadstone BH18 8AR

Price **£450,000** Leasehold



A TWO DOUBLE BEDROOM, TWO BATHROOM
TOP FLOOR RETIREMENT APARTMENT SITUATED
IN THE HEART OF BROADSTONE, CLOSE TO
LOCAL SHOPS AND AMENITIES. THIS ORIGINAL
SHOW HOME IS BEING OFFERED TO THE MARKET
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**

*** UTILITY STORE 6'6" x 4'4" (2.01m x 1.34m)**

*** LOUNGE/DINING ROOM 19'1" x 10'2" (5.82m x 3.11m)**

*** JULIETTE BALCONY**

*** KITCHEN 8' x 7'1" (2.43m x 2.16m)**

*** BEDROOM ONE 15'2" (MAXIMUM) x 13'8" (MAXIMUM) (4.63m x 4.21m)**

*** BALCONY**

*** EN SUITE SHOWER ROOM 7'7" x 7'4" (2.35m x 2.26m)**

*** BEDROOM TWO 10'6" x 10'4" (3.23m x 3.17m)**

*** FAMILY SHOWER ROOM 7'1" x 5' (2.16m x 1.52m)**

*** 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 timber front door with spyhole gives access into the spacious entrance hallway with door entry phone system, storage cupboard housing fuses and access into the utility store which has space and plumbing for washing machine and hot water tank. The light and airy lounge/dining room has TV point, window and door to rear with Juliette balcony and views over Broadstone. The kitchen has window to rear aspect, range of wall and floor mounted cupboards, work surfaces over, tiled flooring, nest of three drawers, single sink with drainer and mixer tap and integrated appliances to include fridge, freezer, slimline dishwasher, oven, four ring ceramic hob and extractor fan over.

Bedroom one has window and door giving access to balcony which has decked flooring and pleasant views over Broadstone. The bedroom also benefits from a walk in wardrobe and an en suite shower room which has part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and walk in shower cubicle with shower. Bedroom two has window to rear aspect. The family shower room has part tiled walls, tiled flooring, towel ladder radiator, low level flush WC, vanity unit with inset wash hand basin and mixer tap and shower cubicle with sliding glass door and shower over.

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 £4,015.18 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: R1931