

Flat 4 Hazeldene
2 York Road
Broadstone BH18 8ET

Price **£250,000** Leasehold



A RECENTLY REFURBISHED FIRST FLOOR APARTMENT CLOSE TO ALL AMENITIES BENEFITTING FROM ITS OWN PRIVATE ENTRANCE, SINGLE GARAGE AND NO FORWARD CHAIN.



Total area: approx. 72.7 sq. metres (782.6 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.

*** PRIVATE ENTRANCE**

*** RETURN STAIRCASE TO THE FIRST FLOOR**

*** LOUNGE 16'6" x 10'8" (5.06m x 3.29m)**

*** KITCHEN 10'8" x 10'7" (3.29m x 3.26m)**

*** BEDROOM ONE 11'6" x 9'8" (3.54m x 2.99m)**

*** BEDROOM TWO 10'8" x 9'8" (3.29m x 2.99m)**

*** BATHROOM 6'4" x 6'4" (1.95m x 1.95m)**

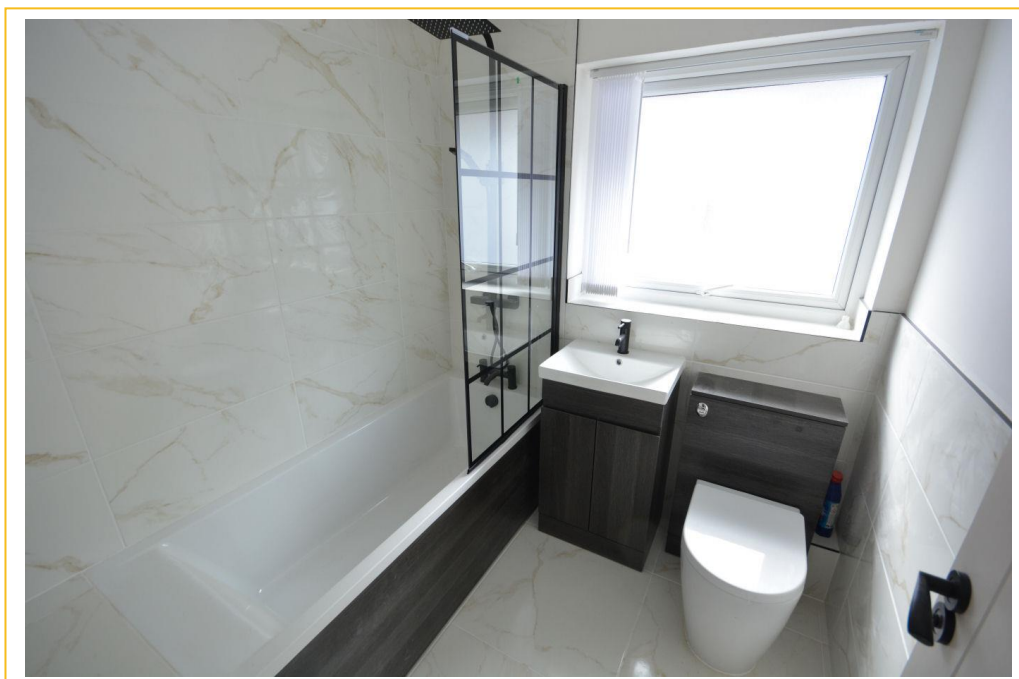
*** SINGLE GARAGE**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

The timber front door gives access into the entrance hall with return staircase leading to the first floor with loft access via a hatch, telephone point and storage cupboard with slatted shelving. The light and airy lounge has frosted window to side, further window to rear and TV point. The kitchen has window to front aspect, wall and floor mounted cupboards with work surfaces over, nest of four drawers, single sink with drainer and mixer tap and integrated appliances to include washing machine, slimline dishwasher, fridge, freezer, oven, four ring gas hob and extractor fan over.

Bedroom one has window to rear aspect and bedroom two has window to front aspect. The family bathroom has frosted window to side aspect, part tiled walls, tiled flooring, low level flush WC, wash hand basin with vanity unit beneath and panel enclosed bath with shower and shower screen.

The property benefits from a single garage with up and over door.

DIRECTIONS:

From the Broadstone roundabout proceed along The Broadway taking the first right hand turning into York Road.

LEASE: TBC

GROUND RENT: TBC

SERVICE CHARGE: TBC

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: R1942