

9 Birkdale Court  
Broadstone BH18 9BE

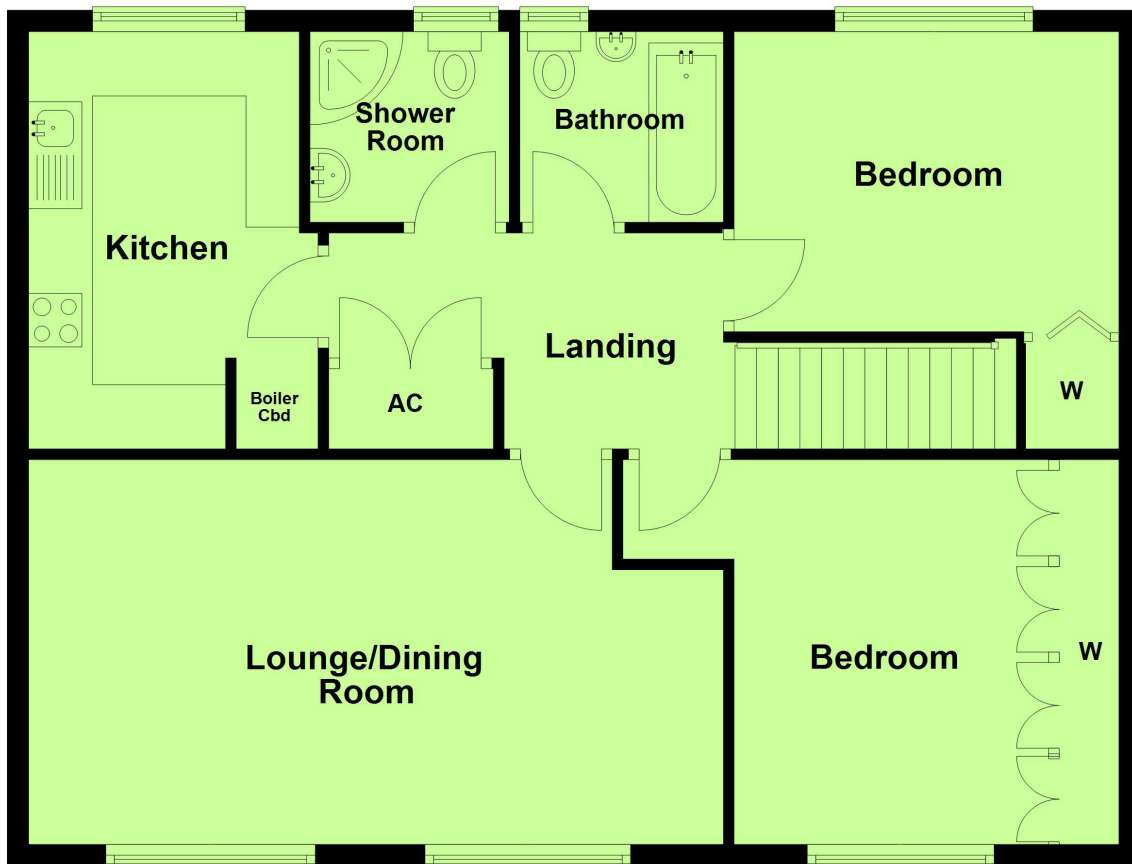
Price **£280,000** Share of Freehold



A TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT PRESENTED IN GOOD DECORATIVE ORDER, SITUATED IN A QUIET CUL-DE-SAC LOCATION, AND OFFERED FOR SALE WITH NO FORWARD CHAIN.



## First Floor



Total area: approx. 77.9 sq. metres (838.2 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 and 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 LOBBY FROM PRIVATE ENTRANCE AND STAIRS TO THE  
FIRST FLOOR LANDING**

**\* LOUNGE/DINING ROOM 21'4" x 11'8" (6.52m x 3.59m)**

**\* KITCHEN/BREAKFAST ROOM 12'9" x 8'2" (3.93m x 2.49m)**

**\* BEDROOM ONE 13'2" (MAXIMUM TO WARDROBE FRONTS) x 12'1"  
(4.02m x 3.68m)**

**\* BEDROOM TWO 11'5" x 9'2" (3.5m x 2.8m)**

**\* BATHROOM 6'2" x 5'9" (1.88m x 1.79m)**

**\* SHOWER ROOM 5'7" x 6'2" (1.73m x 1.88m)**

**\* LAWNED FRONT GARDEN**

**\* GARAGE IN A BLOCK**

**\* DOUBLE GLAZED WINDOWS**

**\* GAS FIRED CENTRAL HEATING WITH RADIATORS**











**ABOUT THIS PROPERTY**

Obscured double glazed front door to the entrance lobby in turn leading to the stairwell to the first floor landing where there is access to loft space, built in airing cupboard with hot water cylinder. The spacious lounge/dining room is to the rear of the property with two windows enjoying a backdrop of trees and shrub and herbaceous borders. The kitchen has a range of wall mounted and base storage cupboards and drawers, double oven with four ring burner electric hob and extractor fan above, roll top work surfaces, breakfast bar, single bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, floor standing 'Glow-worm' boiler, part tiled walls and window to the front aspect.

There are two double bedrooms, both with fitted wardrobes. The bathroom comprises a panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush WC, part tiled walls and fitted mirror. The shower room has a low level flush WC, wash hand basin with mixer tap and vanity unit beneath and corner shower cubicle with wall mounted electric shower.

The flat benefits from a front garden which is lawned and a garage in a block.



**(VIEW FROM REAR, NOT THE GARDEN ALLOCATED TO THE PROPERTY)**

**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the third exit into Higher Blandford Road. Take the third turning on the right into Fairview Road and then turn left into Birkdale Road. Birkdale Court will be found on the left hand side.

**LEASE:** We have been advised there is a 999 Year Lease commencing March 2002.

**MAINTENANCE:** £350.00 every six months, we understand.

**COUNCIL TAX:** Band D 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: R1987**