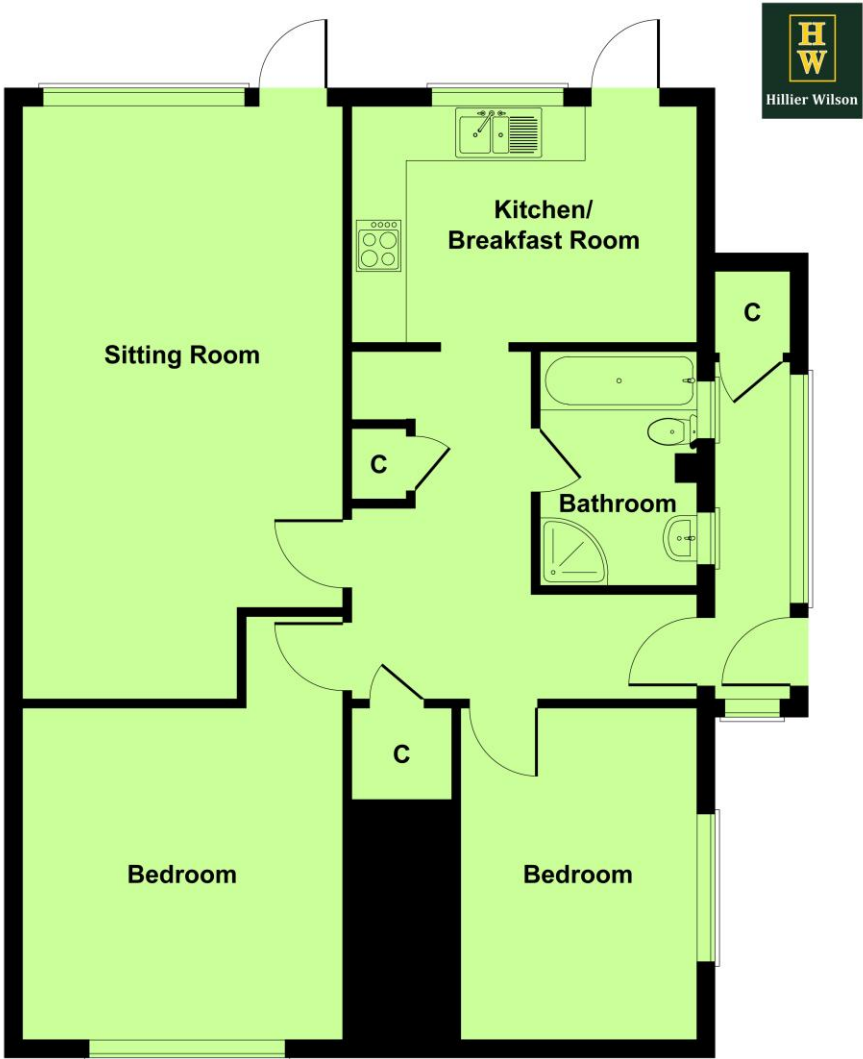


Flat 4 Birkdale Court
Broadstone BH18 9BE

Price **£325,000** Share of Freehold

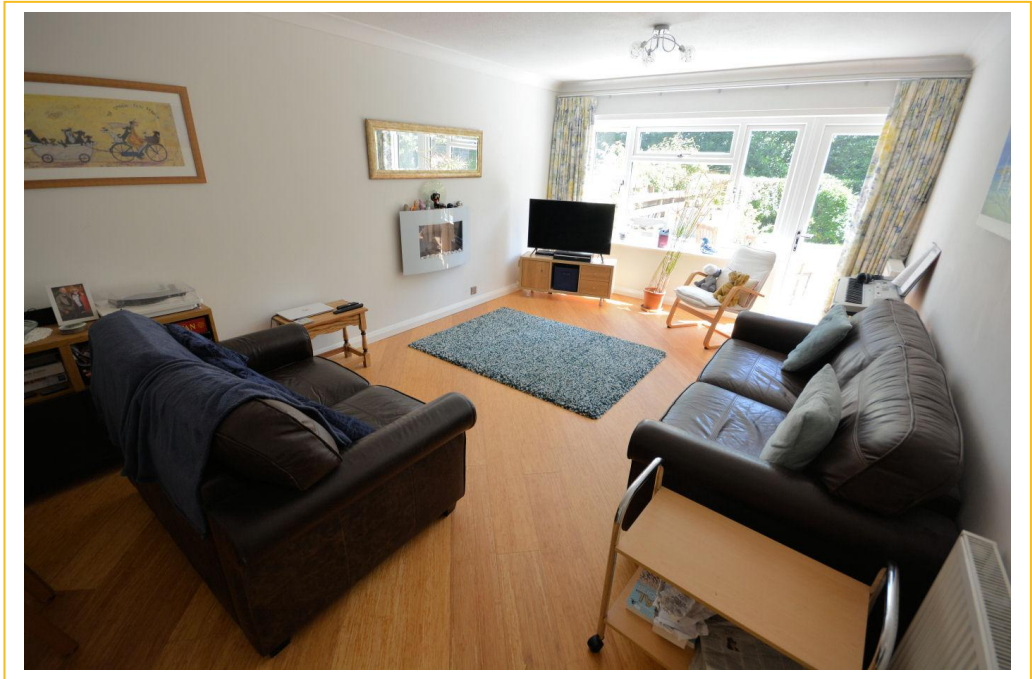


A SUPERBLY PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT SITUATED IN A QUIET AND POPULAR RESIDENTIAL LOCATION, BENEFITTING FROM PRIVATE ENTRANCE AND SIZEABLE REAR GARDEN.



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

- * PORCH 11'4" x 2'9" (3.47m x 0.88m)**
- * ENTRANCE HALLWAY 12'7" (MAXIMUM) x 11'8" (MAXIMUM)
(3.87m x 3.59m)**
- * SITTING ROOM 21'9" x 11'9" (6.67m x 3.62m)**
- * KITCHEN/BREAKFAST ROOM 12'8" x 8'8" (3.91m x 2.68m)**
- * BEDROOM ONE 15'2" (MAXIMUM) x 11'8" (4.63m x 3.59m)**
- * BEDROOM TWO 12'2" x 8'8" (3.71m x 2.68m)**
- * FAMILY BATHROOM 8'7" x 5'9" (2.65m x 1.79m)**
- * SIZEABLE PRIVATE REAR GARDEN**
- * SINGLE GARAGE IN A BLOCK**
- * UPVC DOUBLE GLAZED**
- * GAS FIRED CENTRAL HEATING**







ABOUT THIS PROPERTY

The double glazed frosted front door with matching side screens gives access into the porch which benefits from a built in storage cupboard housing the tumble dryer. The entrance hallway has wood effect flooring and two useful storage cupboards, one of which having slatted shelving. The light and airy sitting room has wood effect flooring, wall mounted electric fire, TV point, telephone point and window and door giving access to the rear garden. The modern fitted kitchen/breakfast room has window and door leading to the rear garden, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, single sink with integrated drainer and mixer tap, tiled flooring, space and plumbing for washing machine and integrated appliances to include oven, four ring ceramic hob and extractor fan over.

Bedroom one has window to front aspect, wood effect flooring and TV point. Bedroom two has window to side aspect and wood effect flooring. The modern fitted family bathroom has two frosted windows to front aspect, fully tiled walls, towel ladder radiator, shaver point, low level flush WC, vanity unit with inset wash hand basin and mixer tap, corner shower cubicle with shower and panel enclosed bath with mixer tap and shower attachment over.

One of the main features of this delightful property is the sizeable and private rear garden which has a large area laid to composite decking running adjacent providing ample seating leading to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. There are also two sheds and a number of power points. Access along the side in turn leads to the front. The property also benefits from a single garage in a block.



**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 1972.

MAINTENANCE: £700.00 per annum, we understand.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: Band D

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: R2015