

17 Birkdale Court  
Broadstone BH18 9BE

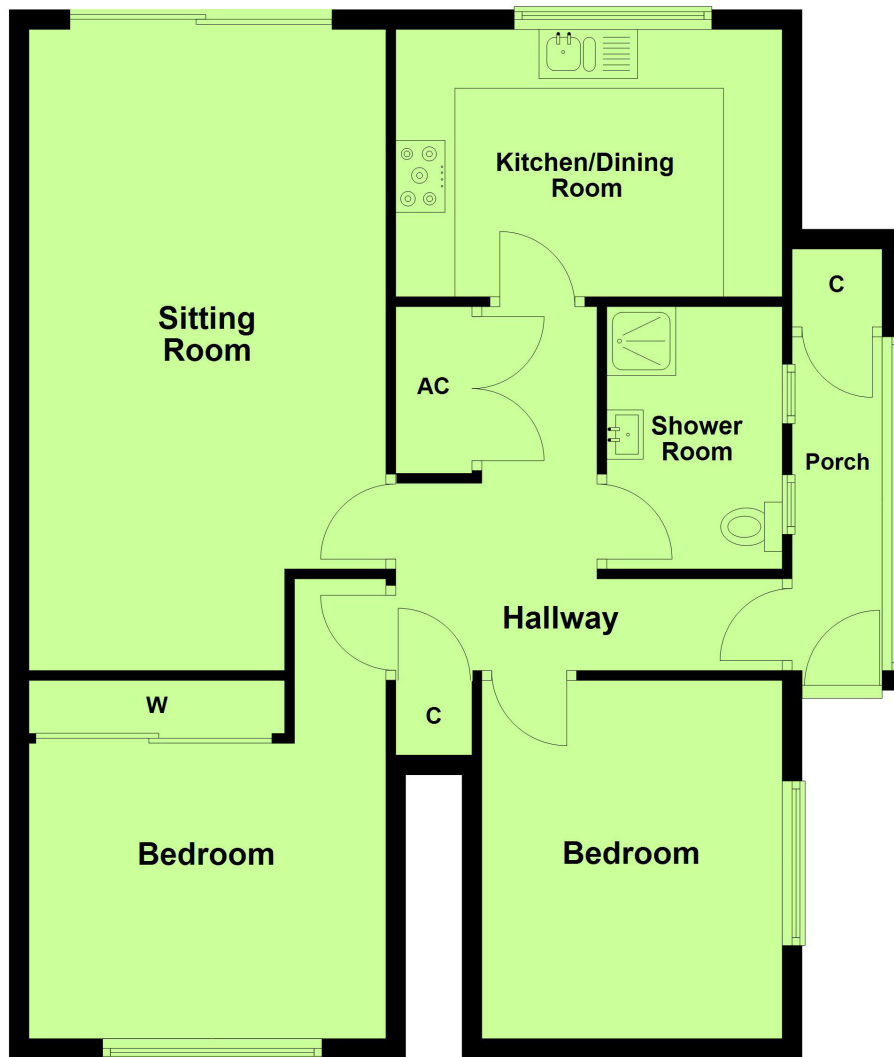
Price **£325,000** Share of Freehold



A SUPERBLY PRESENTED TWO DOUBLE  
BEDROOM GROUND FLOOR APARTMENT,  
SITUATED IN A QUIET LOCATION,  
BENEFITTING FROM SIZEABLE PRIVATE  
REAR GARDEN AND NO FORWARD CHAIN.



## Ground Floor



Total area: approx. 79.9 sq. metres (859.8 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.

- \* PORCH 11' x 2'8" (3.35m x 0.85m)**
- \* ENTRANCE HALLWAY 13'5" (MAXIMUM) x 12' (MAXIMUM)  
(4.11m x 3.65m)**
- \* SITTING ROOM 21'8" x 12'1" (6.64m x 3.68m)**
- \* KITCHEN/DINING ROOM 12'8" x 9'1" (3.91m x 2.77m)**
- \* BEDROOM ONE 11'8" x 10'1" (TO WARDROBE FRONT) (3.59m x 3.07m)**
- \* BEDROOM TWO 12'1" x 8'9" (3.68m x 2.71m)**
- \* SHOWER ROOM 8'6" x 5'8" (2.62m x 1.76m)**
- \* SINGLE GARAGE IN A BLOCK**
- \* SIZEABLE REAR GARDEN**
- \* UPVC DOUBLE GLAZED**
- \* ELECTRIC HEATING**











**ABOUT THIS PROPERTY**

The double glazed front door gives access into the entrance porch which has a cupboard housing gas meter and fuse board. The spacious entrance hallway has wood effect flooring, sizeable storage cupboard and double opening doors giving access to the airing cupboard with hot water tank and slatted shelving. The light and airy sitting room has wood effect flooring, TV point, telephone point and sliding patio doors leading to the rear garden with electrically operated sunblind. The kitchen/dining room has window to rear aspect with pleasant views over the garden, range of wall and floor mounted cupboards, work surfaces over, part tiled walls, one and a quarter single sink with drainer and mixer tap, two nests of three drawers and integrated appliances to include fridge, freezer, dishwasher, washing machine, oven, grill, five ring gas hob and extractor fan over.

Bedroom one has window to front aspect and benefits from fitted wardrobes with mirrored front and bedroom two has window to side aspect. The shower room has two frosted windows to side aspect, fully tiled walls and 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.

One of the main features of this delightful apartment is the sizeable and secluded rear garden which has decking running adjacent with steps leading down to the remainder which is laid to lawn, all of which are bound by timber fence and mature shrub borders. Access along the side of the property via a gate leads to the front. The property also benefits from a single garage in a block which has electric up and over door and light.



**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.

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

**LEASE:** We understand there is a 999 year Lease commencing 1972.

**SERVICE CHARGE:** £700.00 per annum (payable in two instalments), we understand.

**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: R2031**