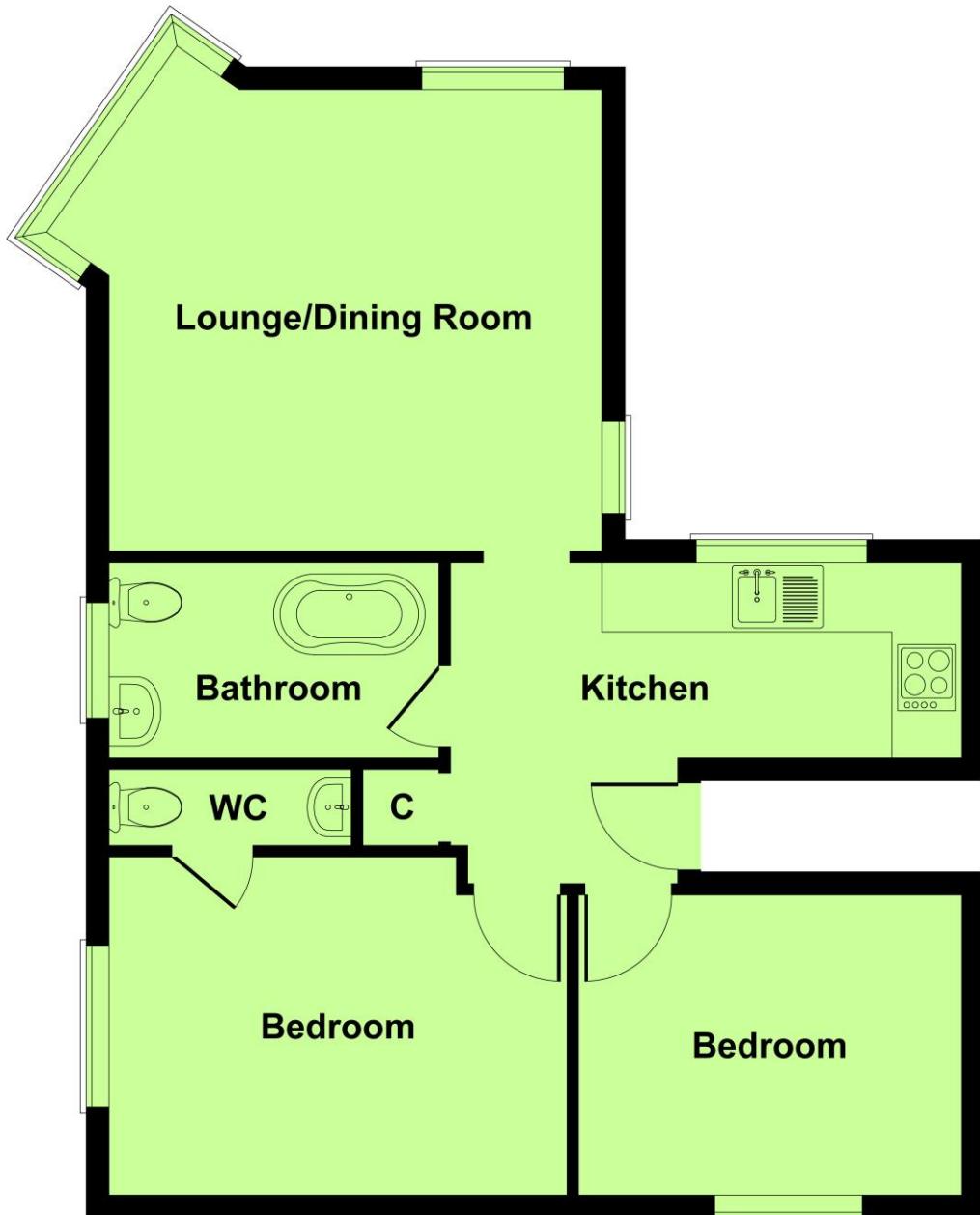


Flat 2 Knights Court  
8 Macaulay Road  
Broadstone BH18 8AR

Price **£219,950** Leasehold



A CONVERTED TWO BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING AND SITUATED VERY CLOSE TO BROADSTONE'S SHOPS AND AMENITIES. OFFERED FOR SALE WITH NO FORWARD CHAIN.



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



\* **COMMUNAL ENTRANCE LOBBY**

\* **ENTRANCE HALLWAY**

\* **KITCHEN 15'5" MAXIMUM X 5'3" (4.72m x 1.61m)**

\* **LOUNGE/DINING ROOM 16' X 15'2" (4.87m x 4.63m)**

\* **BEDROOM ONE 12'9" X 9'5" (3.93m x 2.89m)**

\* **EN SUITE WC 6'4" X 2'2" (1.95m x 0.67m)**

\* **BEDROOM TWO 8'4" X 8'2" (2.56m x 2.49m)**

\* **BATHROOM 9'1" X 5'3" (2.77m x 1.61m)**

\* **GAS FIRED CENTRAL HEATING**

\* **DOUBLE GLAZED WINDOWS**

\* **ALLOCATED OFF ROAD PARKING**







**ABOUT THIS PROPERTY**

Communal entrance lobby and stairs lead to the first floor where the apartment is accessed. Hard wood front door leads to the entrance hallway which has access to loft space, built in meter cupboard and recess for fridge/freezer. The hallway is open plan to the modern fitted kitchen with a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated oven with four ring burner gas hob and extractor fan above, feature exposed brick wall, inset spot lighting and cupboard housing the gas fired central heating boiler.

The characterful lounge/dining room has a feature fireplace with brick surround, tiled hearth and beam, feature bay window with window seat, spot lighting and two further windows. There are two bedrooms (both having inset spot lighting) with bedroom one having a built in wardrobe and en suite WC with high level flush WC, pedestal wash hand basin with twin taps, fitted mirror, extractor fan and part tiled walls. The bathroom comprises claw footed bath with central mixer tap and shower attachment, further overhead shower, low level flush WC, pedestal wash hand basin with twin taps, part tiled walls, wall mounted heated towel rail and inset spot lighting.

Outside, there is allocated off road parking.

**DIRECTIONS:**

From the main Broadstone roundabout proceed along the Broadway taking the first turning left into Macaulay Road. Knights Court can be found on the right hand side.

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

**LEASE:** 999 years commencing December 2010, we have been advised.

**GROUND RENT:** Vendor advises there is no ground rent.

**SERVICE CHARGE:** Vendor advises approximately £500.00 per quarter.

**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: R2029**