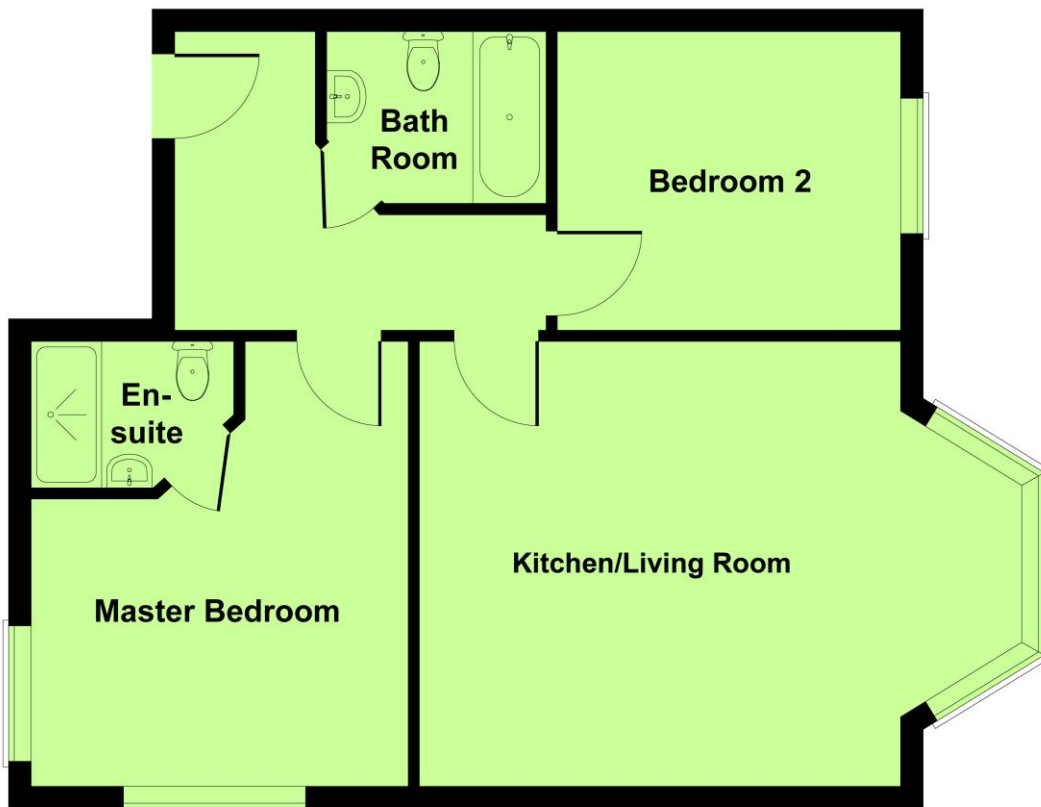


Flat 1 Broadoaks
32 York Road
Broadstone BH18 8ET

Price **£259,950** Leasehold



A BEAUTIFULLY PRESENTED AND MODERN
TWO BEDROOM GROUND FLOOR APARTMENT
WITHIN WALKING DISTANCE OF BROADSTONE'S
SHOPS AND AMENITIES. OFFERED FOR SALE
WITH NO FORWARD CHAIN.



**Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.**



*** COMMUNAL ENTRANCE HALL LEADING TO THE APARTMENT**

*** ENTRANCE HALL**

*** OPEN PLAN KITCHEN/LIVING AREA 17'7" (MAXIMUM) x 13'1" (5.39m x 3.99m)**

*** BEDROOM ONE 13'4" (MAXIMUM) x 11'1" (MAXIMUM) (4.08m x 3.38m)**

*** EN SUITE SHOWER ROOM 6'6" x 3'8" (2.01m x 1.15m)**

*** BEDROOM TWO 9'9" x 8'8" (3.01m x 2.68m)**

*** BATHROOM 6' x 5' (1.82m x 1.52m)**

*** PRIVATE GARDEN**

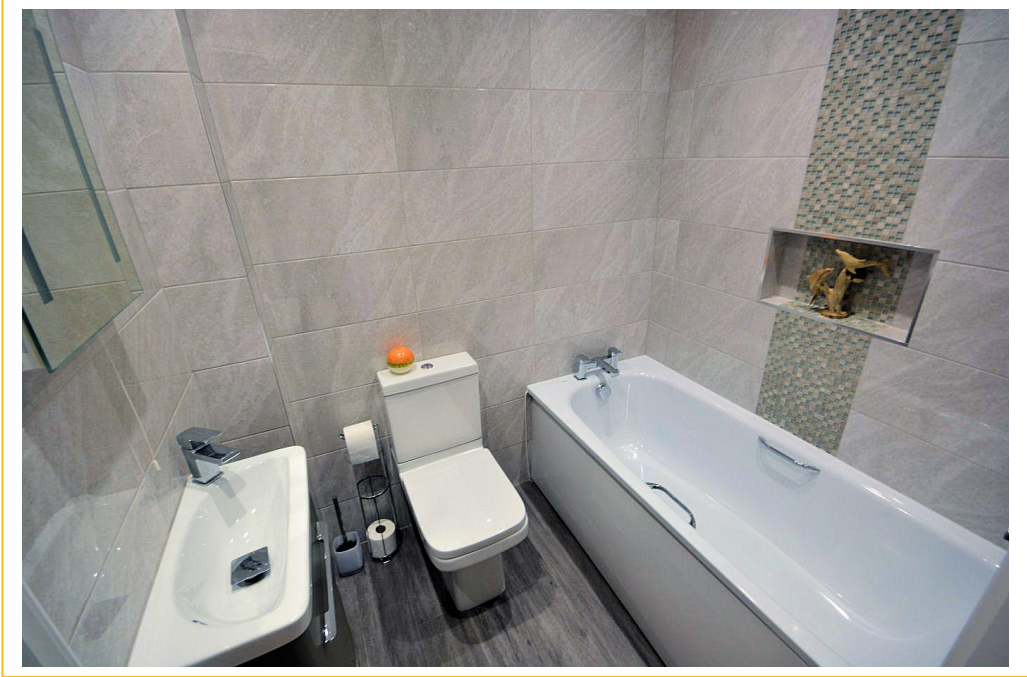
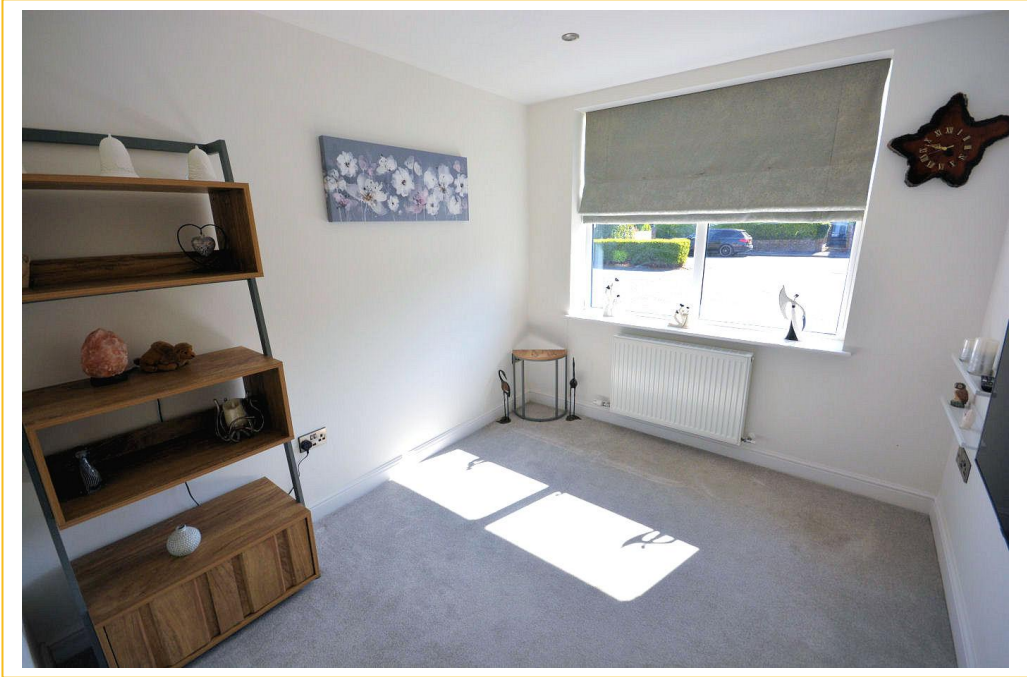
*** ALLOCATED PARKING SPACE**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED WINDOWS**







ABOUT THIS PROPERTY

Hardwood front door leads to the entrance hallway which accesses all rooms and has 'Hikvision' Security/Video Entryphone system. The open plan kitchen/living area comprises a range of wall mounted and base storage cupboards and drawers, integrated dishwasher and fridge/freezer, integrated oven with four ring burner gas hob and extractor fan above, sink unit with mixer tap, cupboard housing the 'Worcester' gas fired central heating boiler and bay window to the front aspect.

There are two double bedrooms with bedroom one having the benefit of an en suite shower room comprising low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mirror with lights, tiled shower cubicle with wall mounted dual action showers, extractor fan, wall mounted heated towel rail, spotlighting and fully tiled walls. The bathroom comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, wall mirror with lights, panel enclosed bath with mixer tap, wall mounted heated towel rail, extractor fan, fully tiled walls and spotlighting.

There is an allocated parking space to the front of the property. To the rear of the block is a private and secure garden. Communal bike store. Communal bin area.



DIRECTIONS:

From The Broadway proceed down York Road and the property will be found on the right hand side.

COUNCIL TAX: Band C BCP Council (Poole)

LEASE: 118 years remaining.

SERVICE CHARGE: £266.53 per month.

GROUND RENT: £250.00 per annum.

ENERGY EFFICIENCY RATING: Band B

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: R2101