

**Flat 2 Waterman House,
Macaulay Road, Broadstone, BH18 8AR**

**£449,950
Leasehold**



Constructed four years ago and situated in the heart of Broadstone is Waterman House, a building designed specifically for retirement living. This particular property is located to the ground floor and enjoys direct access to a covered patio and the gardens. Built to a high specification by McCarthy & Stone, there is double glazed windows, underfloor heating and an air circulation system ensuring the apartment is kept at a comfortable temperature at all times. Other features include a large master bedroom with walk in closet and generous shower room, a second double bedroom and further shower room. The lounge/dining room opens to the garden and also a well equipped kitchen and glazed door opens to the gardens. Within the building there is a reception with House Manager, a communal lounge leading to a patio garden, a further main section of garden and a bookable guest room. A second entrance to the building provides immediate access to the High Street.

MAIN FRONT DOOR With telephone entry system leads to:

ATTRACTIVE RECEPTION A hallway then leads to:

FRONT DOOR In turn leads through to:

RECEPTION HALL Smooth plastered ceiling, inset downlighting, cupboard housing the consumer unit and electricity meter, further cupboard where there is space and plumbing available for an automatic washing machine with a wall mounted Vent Axia system and separate PulsaCoil boiler for the heating and hot water, inset downlighting, power

LOUNGE/DINING ROOM 19' 8" x 11' 2" max. (5.99m x 3.4m) Smooth plastered ceiling, ornamental fireplace with electric fire, TV aerial and telephone connection points, UPVC double glazed door with adjoining window leading to the covered patio and then onto the communal gardens

KITCHEN 8' x 7' 10" (2.44m x 2.39m) A range of gloss white units comprising of single bowl single drainer sink unit with centre mixer tap, adjacent wood effect worktop surfaces with a range of drawers and base storage cupboards below and eye level wall mounted units over, there is an integrated four ring Bosch electric hob with splashback and extractor canopy over, to the side a Bosch electric oven and adjacent to this a fridge and freezer, worktop suitable for a microwave, smooth plastered ceiling, ceramic tiled wall, window overlooking the gardens

BEDROOM 1 17' 7" min. x 9' 11" (5.36m x 3.02m) Smooth plastered ceiling, window overlooking the gardens, TV aerial connection, bedside cabinets with two double wardrobe units and a bridge unit over, walk in closet with automatic light with a range of hanging and shelving space

EN-SUITE SHOWER ROOM 7' 3" x 6' 9" (2.21m x 2.06m) Comprising of walk in double shower cubicle with wall mounted shower, chrome hand rail, glazed shower screen, inset wash hand basin with cupboard below, wall mounted mirror with light, medicine cabinet, WC with concealed cistern, chrome heated towel rail, partly tiled walls, ceramic tiled floor, smooth plastered ceiling

BEDROOM 2 16' 5" x 9' 8" max. (5m x 2.95m) Smooth plastered ceiling, telephone and TV aerial points, window overlooking the gardens



SHOWER ROOM Comprising of fully tiled double shower cubicle with wall mounted shower controls and chrome hand rail, inset wash hand basin with centre mixer tap with cupboards below and mirror with inset light above, WC with concealed cistern, partly tiled walls, ceramic tiled floor, chrome heated towel rail, smooth plastered ceiling

LEASE INFORMATION The property is held on a 999 year lease from 1st January 2018.

GROUND RENT £495 p.a.


SERVICE CHARGE £284.78 per month (£3,417.36 p.a.)

COUNCIL TAX BAND 'D' This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

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.

Ref: 14604



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Towngate House, 2-8 Parkstone Road, Poole BH15 2PW | T 01202 660900 | E poole@wilsonthomas.co.uk
5 Bournemouth Road, Lower Parkstone, Poole BH14 OEF | T 01202 717771 | E lowerparkstone@wilsonthomas.co.uk
219 Lower Blandford Road, Broadstone, Poole BH18 8DN | T 01202 691122 | E broadstone@wilsonthomas.co.uk
www.wilsonthomas.co.uk