

**Flat 5 Broadoaks, 32 York Road,  
Broadstone, BH18 8ET**

**£285,000  
Share of Freehold**

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**We are delighted to present this two bedroom first floor apartment within walking distance of central Broadstone. Bought in 2020 as a brand new flat, so enjoying the remainder of a 10 year build warranty, this flat comprises of a spacious hallway, well laid out kitchen/lounge/diner, two bedrooms, master with ensuite, and a family bathroom. The apartment also benefits from an allocated parking space to the front. Communal facilities include a storage shed as well as communal gardens to the rear. Offered to the market with no onward chain, early inspection is highly recommended.**

**COMMUNAL FRONT DOOR** Leads into:

**COMMUNAL HALLWAY** Stairs and a lift to:

**FIRST FLOOR LANDING** UPVC double glazed window to side, part glazed door leads through into a smaller inner hallway which in turn leads to the hardwood front door and through into:

**ENTRANCE HALLWAY** Smooth plastered ceilings, three LED spotlights, consumer unit, wall mounted video entry phone system, radiator, LVT flooring

**LOUNGE/KITCHEN/DINER** 17' 9" into bay window x 13' 5" (5.41m x 4.09m) UPVC double glazed bay window to front, smooth plastered ceilings, LED spotlights, TV aerial point, telephone connection point, range of wall and base units with quartz effect worksurface, integrated fridge freezer, integrated dishwasher, electric oven with four ring gas hob over and cooker hood above with stainless steel splashback, single bowl stainless steel sink with spray mixer tap over and drainage board cut into worksurface to the side, LVT flooring

**MASTER BEDROOM** 13' 7" x 11' 3" max. (4.14m x 3.43m) UPVC double glazed window to rear aspect, obscure UPVC double glazed window to side aspect, smooth plastered ceilings, TV aerial connection point, door to:

**EN-SUITE SHOWER ROOM** Smooth plastered ceiling, LED spotlights, extractor fan, double size shower tray with rain shower over and associated hand shower, glazed shower screen, vanity unit with pedestal wash basin above and storage under, mirror with light, low level WC, chrome ladder style heated towel rail, fully tiled walls, LVT flooring

**BEDROOM TWO** 10' 3" x 8' 8" (3.12m x 2.64m) UPVC double glazed window to front, smooth plastered ceiling, LED spotlights, TV aerial connection point, radiator

**BATHROOM** Smooth plastered ceilings, LED spotlights, extractor fan, white bath suite comprising panelled bath with mixer tap, vanity unit with pedestal wash basin over and storage under, low level WC, chrome ladder style heated towel rail, fully tiled walls, LVT flooring

**LEASE INFORMATION** We are informed by the vendor that there are approximately 97 years remaining on the Lease.

**GROUND RENT** The ground rent is £300 per year paid in 2 six monthly instalments.

**SERVICE CHARGE** Service charge for 2021 was £1085.00 again paid in 2 six monthly instalments.



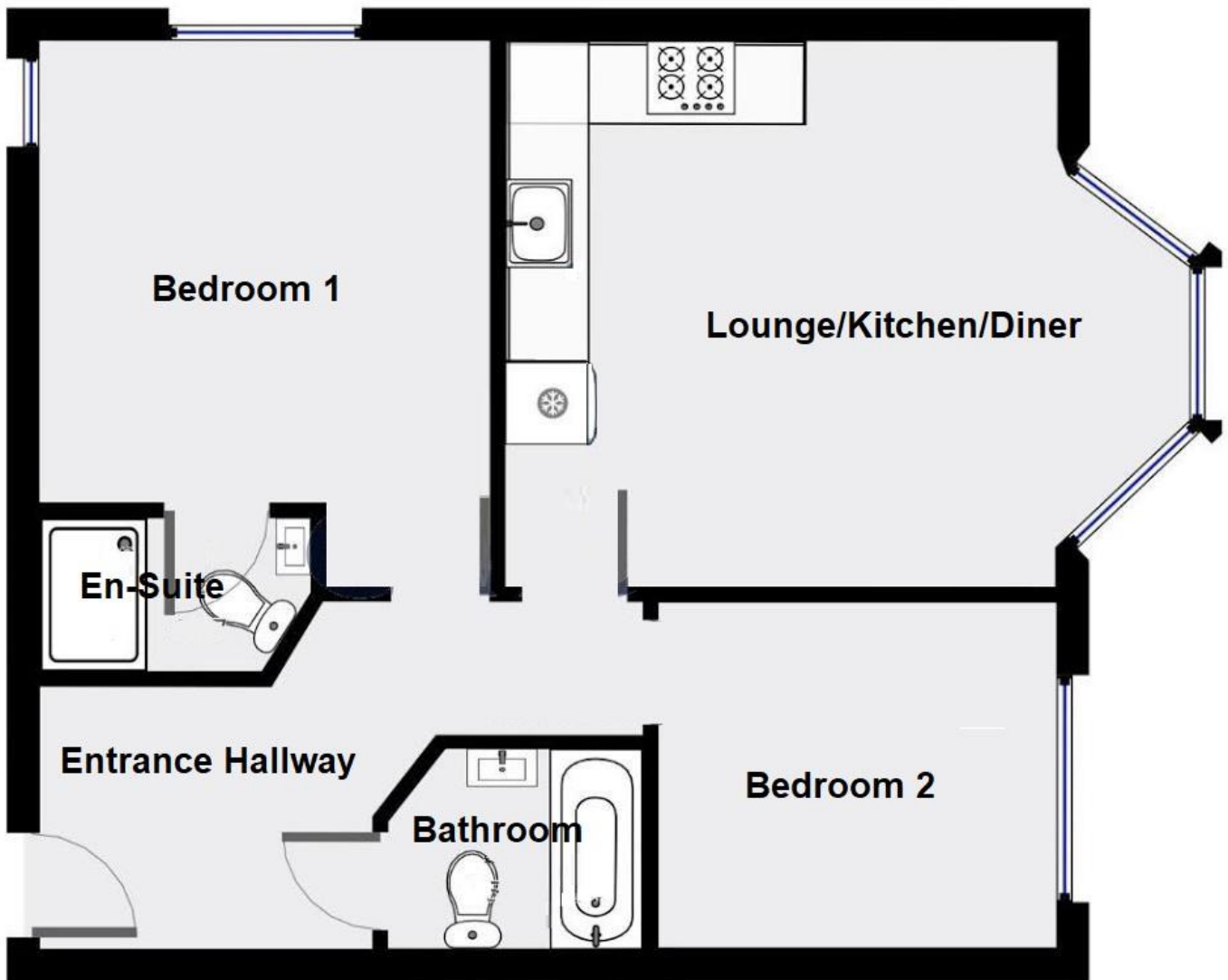
**COUNCIL TAX BAND 'C'** This information has been supplied by Bournemouth, Christchurch and Poole Council, and we would suggest you verify this information prior to purchase.

**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: 14752**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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