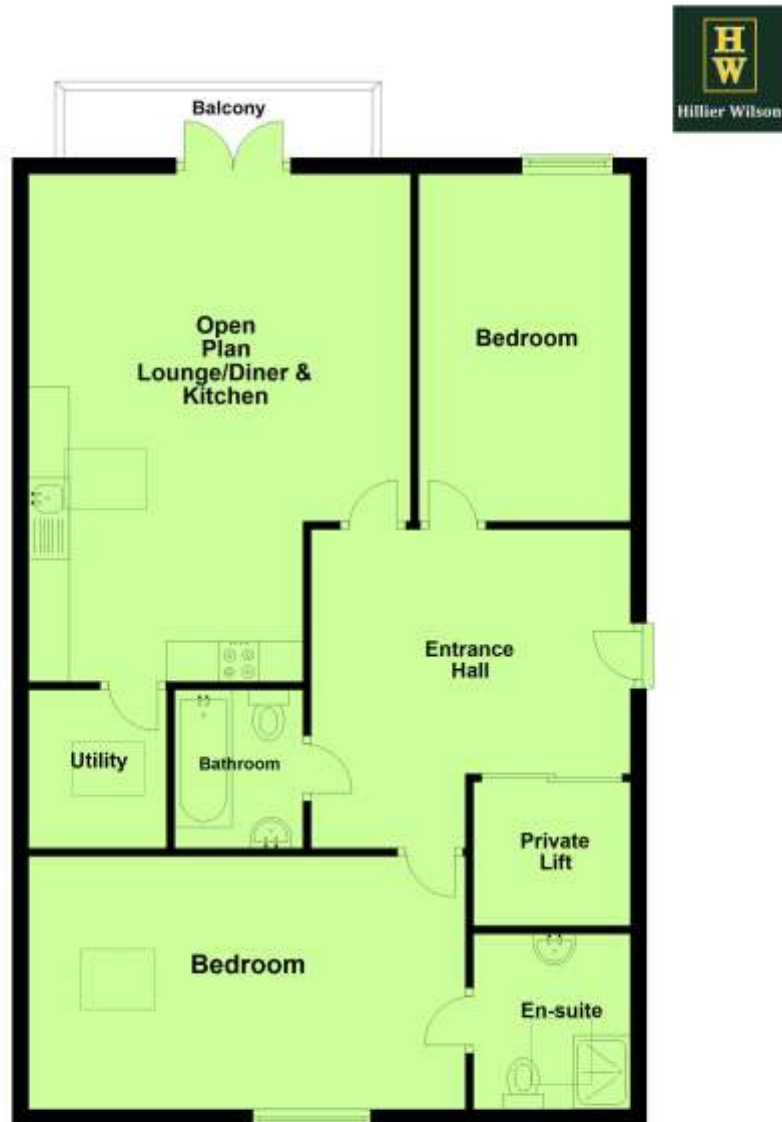


Flat 7 Woodland View
159 Lower Blandford Road
Broadstone BH18 8NU

Price **£389,950** Leasehold



A NEWLY BUILT PENTHOUSE APARTMENT WITH TWO BEDROOMS, TWO BATHROOMS, BALCONY AND SEPARATE UTILITY ROOM. FINISHED TO A HIGH SPECIFICATION THROUGHOUT AND SITUATED WITHIN WALKING DISTANCE OF BROADSTONE'S SHOPS AND AMENITIES. NOW READY FOR OCCUPATION.



Total area: approx. 84.5 sq. metres (909.1 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 or 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.

*** ENTRANCE HALLWAY WITH PRIVATE LIFT ACCESS**

*** LOUNGE/DINING ROOM/KITCHEN 19' 11" X 15' (5.82m x 4.57m)**

*** UTILITY ROOM 5' 11" X 5' 5" (1.55m x 1.67m)**

*** BEDROOM ONE 17' 1" X 9' 7" (5.21m x 2.95m)**

*** EN SUITE SHOWER ROOM 6' 6" X 6' (2.01m x 1.82m)**

*** BEDROOM TWO 13' X 8' 2" (3.96m x 2.49m)**

*** BATHROOM 6' X 5' 1" (1.82m x 1.55m)**

*** BALCONY**

*** COMMUNAL GARDEN**

*** ALLOCATED PARKING WITH ELECTRIC CHARGING POINT**

*** UNDERFLOOR HEATING THROUGHOUT**

*** SOLAR PANELS**

*** LIFT ACCESS TO ALL FLOORS**

*** OPPORTUNITY TO ACQUIRE A SHARE OF THE FREEHOLD**

*** HIGH SPECIFICATION THROUGHOUT**







FLAT 7 WOODLAND VIEW, 159 LOWER BLANDFORD ROAD, BROADSTONE. 7/

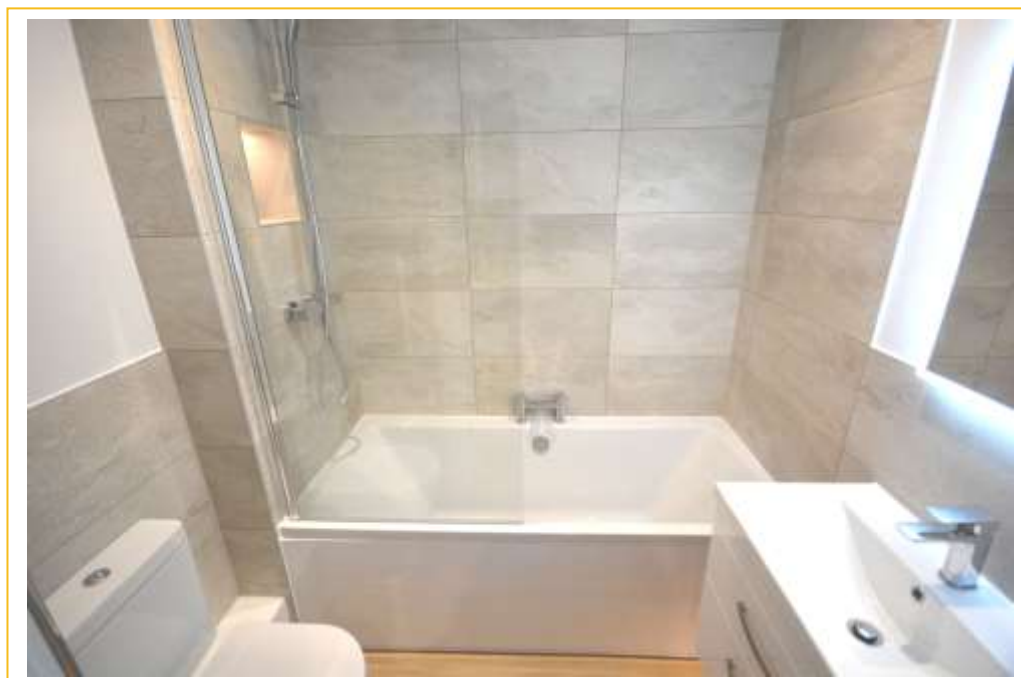
ABOUT THIS PROPERTY

Woodland View is a new development of seven luxury apartments which have been completed to a high specification throughout and are situated within very close proximity to Broadstone's shops and amenities.

Flat 7 Woodland View is a spacious penthouse apartment with two bedrooms, two bathrooms and a separate utility room. The entrance hallway has window to side aspect, a large storage cupboard and leads to the open plan lounge/dining room/kitchen which has double opening doors leading out to a balcony, vaulted ceilings with inset LED lighting and two 'Velux' windows to side aspect. The kitchen has a range of wall mounted and base storage cupboards and drawers, one and a quarter single sink with drainer and mixer tap, integrated appliances to include slimline dishwasher, washing machine, double oven, fridge/freezer and four ring burner induction hob with extractor fan above and breakfast bar. There is a separate utility room with 'Velux' window to side, wall mounted boiler, base units for storage and space for washing machine and tumble dryer.

Bedroom one has vaulted ceilings, 'Velux' window to side aspect, further window to rear and benefits from an en suite shower room which is fully tiled with WC, wash hand basin with vanity unit and corner shower with dual action showers. Bedroom two has window to front aspect and is also of a spacious size. The main bathroom is part tiled and comprises WC, wash hand basin and bath with additional fitted shower and dual action showers.

The apartment block is accessed via Lower Blandford Road. There is allocated parking to the front of the property with electric charging points. The communal gardens are to the rear of the development mainly being laid to lawn with shrub and herbaceous border.





DIRECTIONS:

From The Broadway proceed down Lower Blandford Road and Woodland View can be found on the right hand side.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: Band B

LEASE: To be confirmed.

GROUND RENT: To be confirmed.

MAINTENANCE: To be confirmed.

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: R1783