

**Apartment 3 Wisteria Lodge,
7 Ridgeway, Broadstone, BH18 8DY**

**£365,000
Share of
Freehold**



Constructed in 2022 this superbly presented first floor apartment is situated in a desirable block alongside just five other apartments. Built by renowned local builder Harry J Palmer Ltd the property has been finished to a high specification to create a warm, comfortable and secure home. The property benefits from UPVC double glazed sash windows and underfloor heating via an air source heat pump. The generous living room enjoys a bay window to the front aspect and French doors leading to a balcony overlooking the gardens and there is an attractive kitchen with integrated appliances and quartz worktop surfaces. The master bedroom has an en-suite shower room and there is a second bedroom and main bathroom. A video entry system gives access to the communal hallway with stairs and lift and other communal facilities include the parking, gardens, covered bin storage area and bike store.

FRONT DOOR LEADS TO:

COMMUNAL ENTRANCE HALL Stairs and lift to the first floor landing with automated lighting, front door leads to:

RECEPTION HALL Smooth plastered ceiling, mains smoke alarm, controls for the video entry system, grey wood effect LVT flooring

LIVING ROOM /KITCHEN 19' x 16' 7" (5.79m x 5.05m)

LIVING ROOM Smooth plastered ceiling with inset downlighting, light dimmer control switch, continuation of the flooring from the reception hall, feature bay window to the front aspect with windows to the side aspect and French doors to the balcony, space for dining table and chairs, a sitting area with TV aerial connection point

KITCHEN AREA Fitted with a range of grey Shaker style units with quartz worktop surfaces with single bowl sink unit with centre mixer tap, a range of soft close drawers and base storage cupboards below with integrated slimline dishwasher, integrated washing machine, four ring Neff halogen hob with extractor canopy above with eye level wall mounted units over, eye level Neff double oven incorporating a microwave with adjacent fridge and freezer, island with quartz top and deep soft close saucepan drawers below, mains smoke alarm

BEDROOM 1 10' 10" x 10' 6" min. (3.3m x 3.2m) Smooth plastered ceiling with inset downlighting, dual aspect windows, TV aerial and telephone connection

EN-SUITE SHOWER ROOM Double shower cubicle with wall mounted Mira shower controls, hand held shower unit and rain shower over, wash hand basin and WC, electric shaver point, window, smooth plastered ceiling with inset downlighting and extractor fan, chrome heated towel rail, window

BEDROOM 2 10' 10" x 9' 4" (3.3m x 2.84m) Smooth plastered ceiling with inset downlighting, window to front aspect, TV aerial connection, cupboard concealing the hot water cylinder



BATHROOM Comprising of panel enclosed bath with centre mixer tap and hand held shower attachment, wash hand basin and WC, partly tiled walls, smooth plastered ceiling with inset downlighting and extractor fan, window, chrome heated towel rail, electric shaver point, mirrored bathroom cabinet

LEASE INFORMATION Share of Freehold on a 999 year lease from 2022.

MAINTENANCE £1,705.18 per annum.

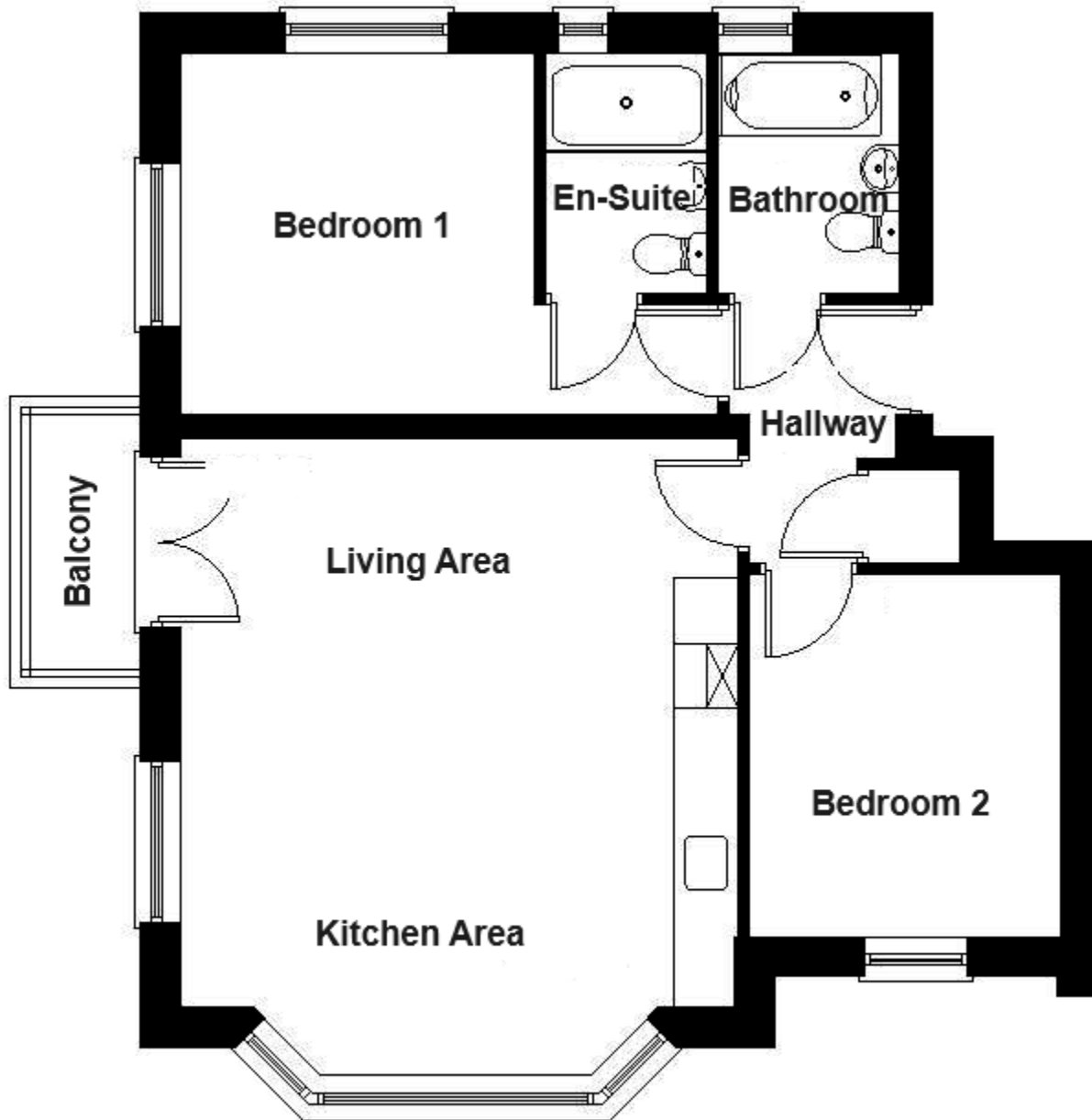
OUTSIDE To the front of the property there is a tarmac driveway and then block paving parking with stocked shrub borders, paved pathway leads to a bike store and there is also a covered bin store. The communal gardens then extend to the left hand side of the building and have been predominantly laid to lawn with established hedgerows.

COUNCIL TAX BAND 'C' This information has been supplied by Bournemouth Christchurch & 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: 15461**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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