

Flat 1 Bishops Court

37 Wallace Road

Broadstone BH18 8NF

Price **£250,000** Shared Freehold

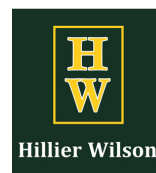


A SUPERBLY PRESENTED ONE DOUBLE BEDROOM LOWER GROUND FLOOR APARTMENT, BENEFITTING A GARAGE AND SOUTHERLY FACING BALCONY AND SET IN A QUIET RESIDENTIAL LOCATION WITHIN A SHORT DISTANCE OF BROADSTONE'S SHOPS AND AMENITIES.



Total area: approx. 64.3 sq. metres (692.0 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.



*** COMMUNAL HALLWAY WITH STAIRS TO LOWER GROUND FLOOR**

*** SPACIOUS ENTRANCE HALLWAY**

*** LOUNGE/DINING ROOM 19' 7" x 10' 8" (6m x 3.29m)**

*** BALCONY WITH SOUTHERLY ASPECT**

*** KITCHEN 11' 5" x 7' (3.5m x 2.13m)**

*** BEDROOM 12' x 12' 9" (3.65m x 3.93m)**

*** SHOWER ROOM 7' x 5' 3" (2.13m x 0.91m)**

*** GARAGE IN A BLOCK**

*** COMMUNAL GARDENS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**

*** DOUBLE GLAZED**

*** ENTRY PHONE SYSTEM**







ABOUT THIS PROPERTY

Stairs lead down from the communal entrance hallway where a hardwood front door gives access in to the entrance hallway of Flat 1 which has wall mounted entry phone, built in airing cupboard housing the hot water cylinder with slatted shelving above. The bright and airy lounge/dining room has two radiators and a window and sliding patio door opening onto the spacious and southerly facing balcony which overlooks the communal grounds.

The modern fitted kitchen comprises a range of wall mounted and base storage cupboards and drawers, four ring burner gas hob with extractor fan above and integrated oven beneath, single bowl single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, window to the side aspect, cupboard housing the 'Glow Worm' gas fired central heating boiler and roll top worksurfaces.

The spacious double bedroom has a window overlooking the communal grounds and a door leading to the balcony. The shower room comprises low level flush WC, wash hand basin with mixer tap and vanity unit beneath, fitted mirror above, fully tiled shower cubicle with wall mounted shower, wall mounted heated towel rail, attractive tiled walls and fitted extractor fan.

Outside, the attractive communal grounds provide a peaceful backdrop to the property. There is an allocated garage in a block.



DIRECTIONS:

From Broadstone Centre proceed down Lower Blandford Road taking the right hand turning into Wallace Road. Continue along Wallace Road and Bishops Court can be found on the left hand side.

LEASE: Approximately 999 year Lease

GROUND RENT: Nil

MAINTENANCE: Currently £814.02 every six months, we understand.

COUNCIL TAX: Band C BCP (Poole) Council.

ENERGY EFFICIENCY RATING: C.

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

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REF: R1832