



## 20 Birkdale Court, Broadstone BH18 9BE

A rare opportunity to acquire a most spacious two double bedroom self-contained first floor apartment quietly situated within walking distance of Broadstone high street. Features include private well stocked garden, garage and a delightful outlook to the front and rear. Offered for sale with No Forward Chain.

**EPC:** TBC **Council Tax Band:** D **Price:** £277,500 Share of Freehold









## Key Features

- PRIVATE PORCH WITH STORAGE AND STAIRS LEADING TO FIRST FLOOR HALLWAY
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS
- BATHROOM WITH SEPARATE WC
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS
- GARAGE IN BLOCK
- PRIVATE WELL STOCKED GARDEN
- CONVENIENT LOCATION WITHIN 10 MINS WALK OF BROADSTONE HIGH STREET
- NO FORWARD CHAIN

## The Property

Set at the head of this continually sought after cul-de-sac, 20 Birkdale Court comprises a pleasing two double bedroom first floor apartment, within half a mile of the village centre.

Upon entering the property, there is a useful private porch with built in storage cupboard, from here a UPVC double glazed door leads via a flight of stairs to the hallway which serves all principal rooms.

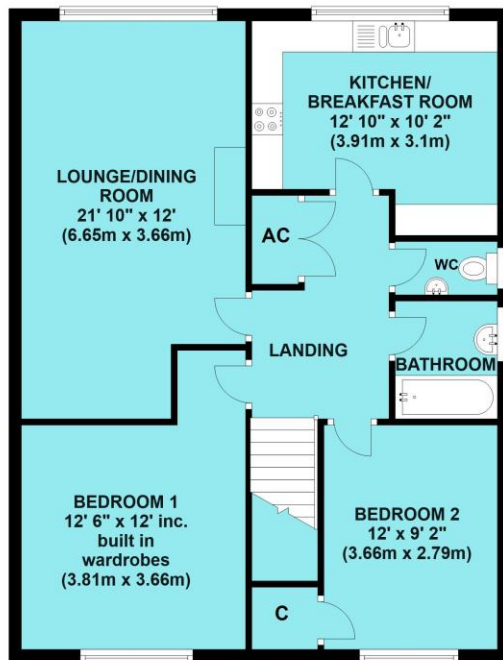
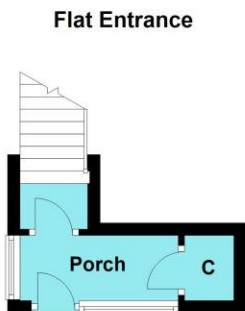
The excellent lounge/dining room is perfect for entertaining and has a picture window overlooking neighbouring gardens. The spacious kitchen/

breakfast room is well equipped and enjoys the same aspect.

To the front, there are two double bedrooms overlooking the well stocked garden. To complete the picture, there is a fully tiled bathroom together with separate cloakroom.

The property benefits from UPVC double glazing and gas fired central heating and there is a garage located in a block close by (last garage on the right hand row).





Total area: approx. 80.8 sq. metres (869.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	78	82
(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	
<small>WWW.EPC4U.COM</small>		

All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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