



## 10 Waterman House, Macaulay Road, Broadstone BH18 8AR

A well presented two double bedroom first floor apartment situated in the heart of Broadstone and within a moment's walk to numerous local amenities.

**EPC: 86 Council Tax Band: D Price: £435,000 Share of Freehold**







## Key Features

- FIRST FLOOR RETIREMENT APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM & CLOSET
- LOUNGE/DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM
- TWO JULIET BALCONIES
- MOMENTS' WALK TO HIGH STREET
- RESIDENTS' LOUNGE & HOUSE MANAGER
- COMMUNAL GROUNDS

## The Property

Waterman House was constructed by McCarthy and Stone approximately six years ago and offers great peace of mind for those purchasers looking for an apartment with a house manager and communal facilities located in the centre of Broadstone.

The property itself benefits from two double bedrooms, the master bedroom having a walk in closet and en-suite shower room, there is then a second shower room and a generous lounge/dining room with a Juliet balcony, leading to a kitchen with integrated appliances.

The property benefits from underfloor heating, UPVC double glazed windows and smooth plastered ceilings throughout with attractive hardwood veneered internal doors. A good size reception hall gives access to a utility cupboard with a washing machine etc. The communal facilities include a guest suite, residents' lounge, storage room for mobility scooters and attractive communal gardens with patio and lawn.

## Lease Information

We are informed by the vendor that the property is held on a 999 year lease from 1st January 2018.

Ground Rent: £425 per annum. Next reviewed 1st January 2033.

Service Charge: £3803.16 per annum, (£316.93 per month) (up to financial year end 30/06/24). The service charge includes; House Manager who ensures the development runs smoothly. All maintenance of the building and grounds including window cleaning, gardening and upkeep of the building exteriors and communal areas, 24hr emergency call system, monitored fire alarms and door camera entry security systems, maintaining lifts, heating and lighting in communal areas, contingency fund including internal and external redecoration of communal areas, buildings insurance, water and sewerage rates.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(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
<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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