



## 7 Bishops Court, Wallace Road, Broadstone BH18 8NF

A two bedroom, two bathroom apartment with a balcony enjoying far reaching views over Poole and to the Purbecks beyond.

**EPC: 68 Council Tax Band: D Price: £315,000 Share of Freehold**

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## Key Features

- PANORAMIC VIEWS TO POOLE & THE PURBECKS
- GOOD SIZE RECEPTION HALL
- GENEROUS LOUNGE/DINING ROOM WITH BALCONY
- MASTER BEDROOM WITH ACCESS TO THE BALCONY
- CONTEMPORARY EN-SUITE SHOWER ROOM & SEPARATE BATHROOM
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING VIA MODERN BOILER INSTALLED APPRX. 2 YEARS AGO
- GARAGE & VISITOR PARKING
- NEW LONG LEASE OF 999 YEARS WITH SHARE OF FREEHOLD & SERVICE CHARGE £1722 P.A.

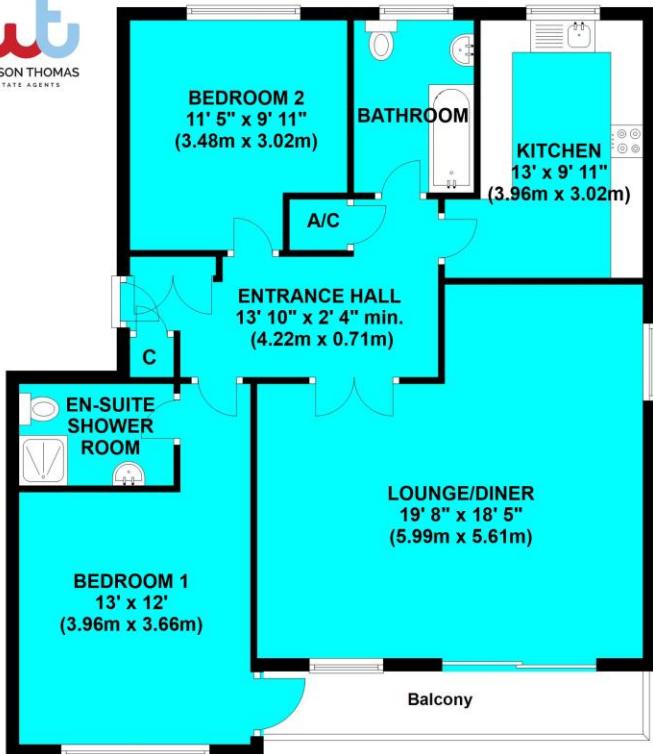
## The Property

Situated in this sought after location is this spacious, second floor apartment enjoying superb views to the Harbour and Purbecks beyond. The centre of Broadstone can be easily reached and offers extensive amenities and shopping with good bus routes to the larger neighbouring centres of Poole and Wimborne.

A communal entrance leads to the galleried second floor landing with front door to a good size reception hall with generous storage, glazed double doors open to a light and airy lounge/dining room with dual aspect windows and patio doors to a balcony

enjoying the views. There is a well equipped kitchen/breakfast room. The master bedroom has fitted wardrobes and a contemporary en-suite shower room, the bedroom having access to the balcony. There is then a second double bedroom with a front aspect and the main bathroom.

The property is situated in well maintained and established communal gardens, there is a garage fitted with an up and over door and a number of visitor parking spaces.



Total area: approx. 91.2 sq. metres (981.3 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 and 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		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.com		

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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