



2 Tudor Court, 21 Tudor Road, Broadstone BH18 8AP

A well presented ground floor apartment for the over 65s situated in the heart of Broadstone and just a short walk from the bustling high street.

EPC: 76 Council Tax Band: C Price: £225,000 Leasehold







Key Features

- NO FORWARD CHAIN
- GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- QUALITY INTERNAL FITTINGS
- FRENCH DOORS TO PATIO
- COMMUNAL PARKING
- FITTED WARDROBES
- MOMENTS' WALK TO HIGH STREET & AMENITIES
- CLOSE TO BROADSTONE PARK
- LONG LEASE. GROUND RENT £125 P.A. MAINTENANCE CHARGE: £1,652.14 P.A

The Property

Situated in an established location just moments from the bustling high street is this well presented ground floor apartment for the over 65s. The building was constructed in 2007 and comprises of just five apartments and a pair of semi-detached bungalows which all enjoy communal parking and gardens. The property was constructed by well known local builders, Banyard Homes, and the accommodation comprises of a communal front door with entry system leading to a communal hallway. The apartment itself then has an entrance hall with storage cupboard leading to a lounge/dining room with window and French doors overlooking the patio

and rear aspect, from the hallway is then a kitchen with a window to the side aspect and to the front the main bedroom with a bay window and two fitted double wardrobes.

The property itself has double glazed windows and gas fired central heating and is offered with the benefit of No Forward Chain.

A tarmac driveway leads to the side of the building to the rear where there is communal parking, directly to the rear of the flat there is a small patio area with established planting and the residents enjoy a pretty courtyard style garden located to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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		
www.epcau.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.

Broadstone Office

219 Lower Blandford Road, Broadstone, Dorset BH18 8DN
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

Lower Parkstone Office

5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

wt
WILSON THOMAS
ESTATE AGENTS