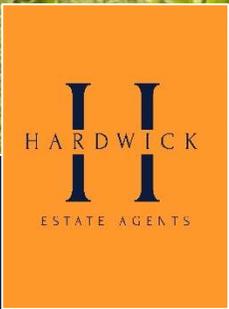




7 Birkdale Court, Broadstone, BH18 9BE



A bright and spacious 2 double bedroom first floor flat with private entrance, front garden and garage situated in a quiet cul-de-sac.

- 2 double bedrooms
- Southerly facing sitting/dining room
- Kitchen breakfast room
- Wet room & separate WC
- Private entrance
- Gas fired boiler
- Double glazed
- Garage
- Close to Broadstone centre
- Close to local schooling
- No onward chain

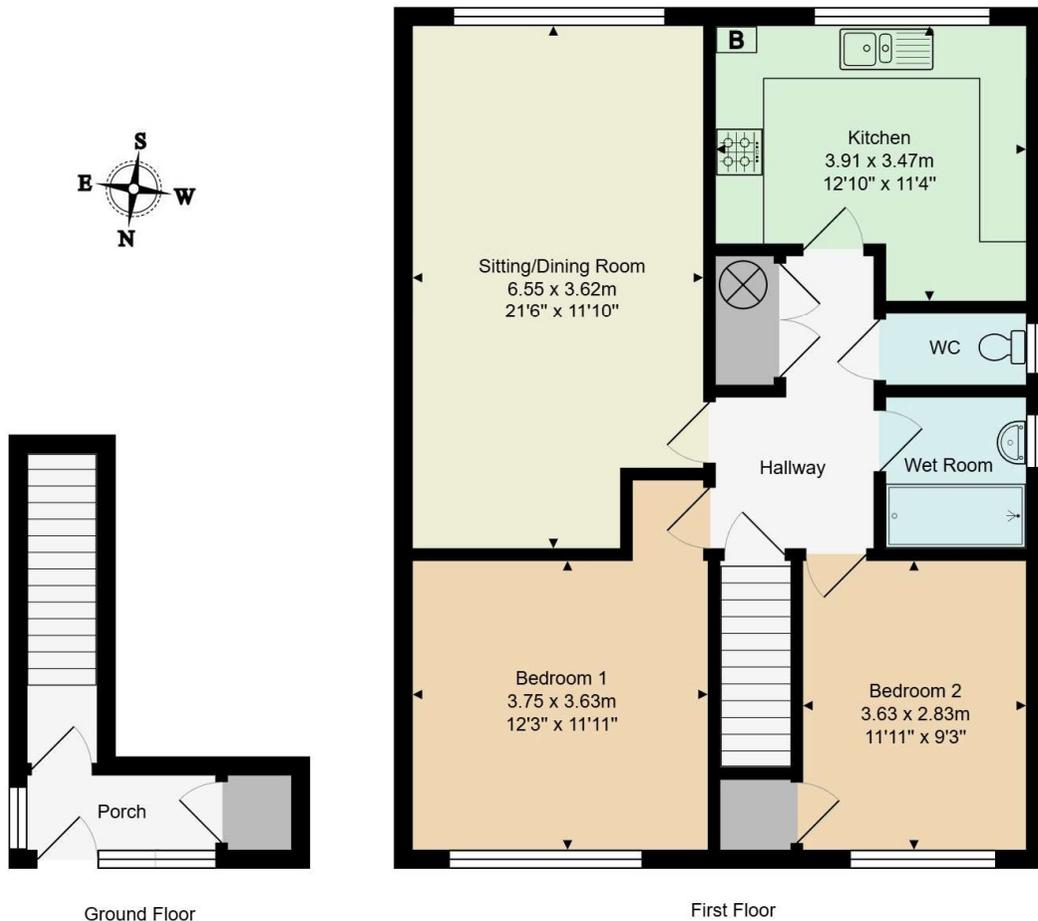
ASKING PRICE:

Offers in excess of £250,000 (Leasehold)

EPC RATING:

Band - C





LOCATION

The property is located in Birkdale Court, a quiet cul-de-sac position lying close to protected heathland and Broadstone Golf Club. Broadstone village centre is only ½ a mile away offering a great range of shops and amenities.

THE PROPERTY

The property is a purpose-built first floor flat with a garden to the front and side of the property. The flat has been well maintained and offers a convenient wet room with separate WC.

The accommodation briefly comprises; a private entrance UPVC porch with a fitted cupboard. Stairs rise to the first floor where there is a spacious entrance hall with a large, fitted storage cupboard housing the hot water tank and access to the loft.

Along the rear of the flat is the sitting dining room with a pleasant southerly facing outlook.

The kitchen offers a range of base and eye level units with a freestanding oven. There is a gas hob along with space for various appliances.

There are two double bedrooms. Bedroom one has a range of wardrobes that are available or can be removed whilst bedroom two has a fitted cupboard. There is a wet room with separate WC.

OUTSIDE

There is a single garage situated in the block behind.

A further feature of the property is the garden which is positioned to the front and side of the property, laid mainly to lawn.

ADDITIONAL INFORMATION

Council tax – D

Tenure – Leasehold

Lease – 999 from 25/03/2002 – 975 years remaining

Service charge - £350 every 6 months

Total Area: approx 87.6 m² ... 943 ft²

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Hardwick Estate Agents would like to point out that all measurements and indications of plot size set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.

For more information or to arrange a viewing please contact us;

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