



## Flat 2 Woodland View

159 Lower Blandford Road, Broadstone, BH18 8NU





A modern, beautifully presented ground floor garden flat situated in the heart of Broadstone with 2 bedrooms and 2 bath/shower rooms.

- South-west facing private garden
- Open plan sitting/dining room & kitchen
- 2 double bedrooms
- En-suite shower room & bathroom
- Allocated parking
- Gas central, underfloor heating
- Double glazed
- Communal bike store
- Close to Broadstone centre
- Fitted kitchen appliances

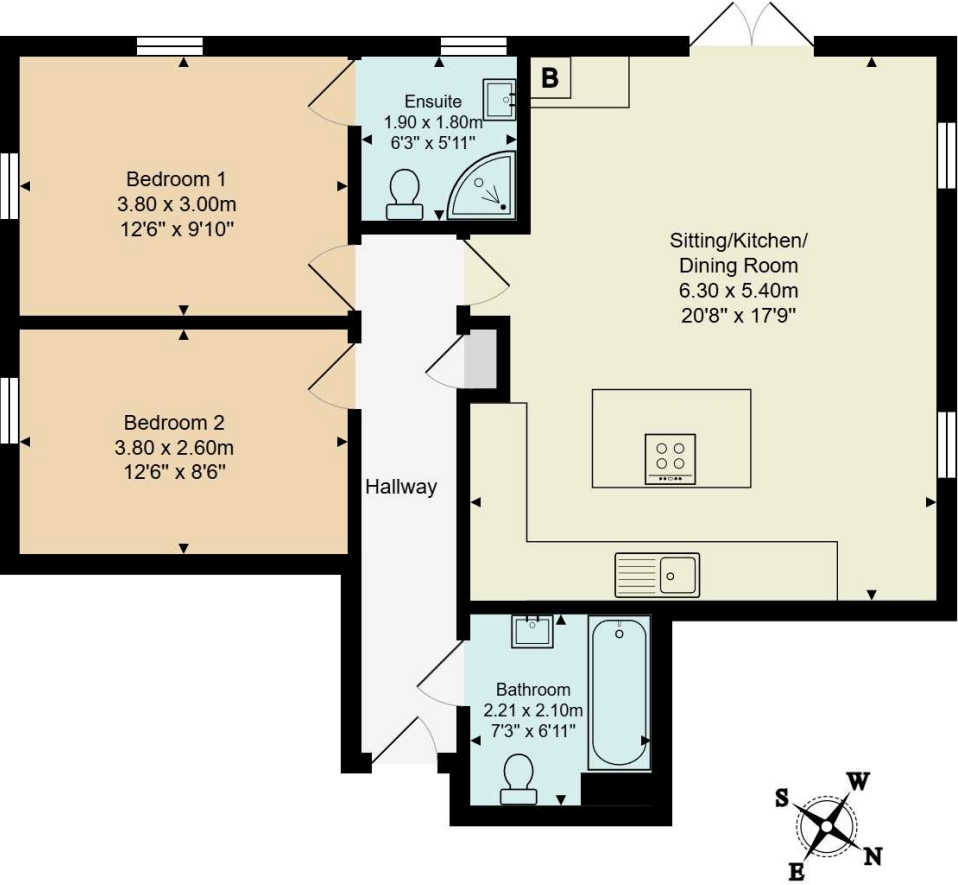
## ASKING PRICE:

£400,000 (share of freehold)

## EPC RATING:

Band - B





Total Area: approx 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A beautifully presented, modern ground floor garden apartment constructed in 2023, ideally positioned just a very short, level walk from The Broadway with its excellent range of shops, cafés and amenities. This superb home combines contemporary design with high-quality finishes, together with the rare benefit of a private south-west facing garden and allocated parking with EV charging.

A secure communal entrance with video entry phone system leads to the apartment’s private front door (note there are two steps from the communal front door leading to the flat). The welcoming entrance hall includes a fitted storage cupboard and provides access to all principal rooms.

The heart of the home is the impressive dual aspect open plan sitting/dining room and kitchen, a bright and sociable space with double doors opening directly onto the private garden, creating excellent indoor–outdoor flow.

The kitchen is comprehensively fitted with a range of matching base and eye-level units complemented by a central island with breakfast bar. Integrated appliances include an eye-level oven and microwave, induction hob, dishwasher, fridge/freezer and washing machine. There is also a concealed gas-fired boiler and water softener.

There are two generous double bedrooms. Bedroom one benefits from a stylish en-suite shower room with fully tiled walls, heated towel rail, illuminated mirror and contemporary three-piece suite. The main bathroom is equally well-appointed, fully tiled and fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC, together with a heated towel rail and illuminated mirror.

**Outside**

The apartment enjoys its own private south-west facing courtyard garden, designed for low maintenance and primarily paved with attractive planted borders.

An allocated parking space is provided and benefits from an electric vehicle charging point. There is also a secure communal bike store.

**Location**

Situated on Lower Blandford Road, the property is just moments from The Broadway in Broadstone, offering a variety of independent shops, supermarkets, cafés, restaurants and everyday amenities. The area is well served by regular bus routes to both Poole and Bournemouth, both of which provide mainline rail links to London Waterloo.

**ADDITIONAL INFORMATION**

- Council tax – C
- Tenure – Leasehold with share of freehold (awaiting verification)
- Lease – 999 years from 25/12/22 – 996 years remaining
- Service charge - £1,740 PA





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;

T: 01202 094277 E: [info@hardwickea.co.uk](mailto:info@hardwickea.co.uk)

[www.hardwickea.co.uk](http://www.hardwickea.co.uk)