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**Flat 12 Southlands Court, 15 Grange Road, Broadstone, Dorset, BH18 8JZ**  
**Guide Price £325,000**

**\*\* BOASTING OVER 1,110 SQUARE FEET OF ACCOMMODATION \*\* SHARE OF FREEHOLD \*\*** Link Homes Estate Agents are delighted to present for sale this immaculately presented two bedroom first floor apartment located in the heart of Broadstone. Situated in a block of just 12 apartments, this property offers an array of standout features including its own private entrance, two good-sized bedrooms with bedroom one offering built-in wardrobes, a bright and airy separate living room with a feature bay window, a stylish kitchen with a breakfast bar, a two-piece bathroom suite, a separate WC, Loft space, a single garage, Garden space, Parking in Garage and on site visitor parking. This property is a must view to fully appreciate the accommodation on offer.

Southlands Court is situated in the much-desired Broadstone location and just moments from Broadstone High Street which offers a range of useful amenities. Few of which include a number of pubs, restaurants, bars, Marks & Spencers, Tesco Express, Costa Coffee, The Broadstone Leisure Centre, The prestigious Broadstone Golf Club, Patisserie Mark Bennett to name just a few! Local schools include Parkstone Grammar School which is 1.3 miles away, Broadstone First School and Broadstone Middle School which are 0.4 miles away. There are plenty of woodland walks nearby that are great for dog walking. Broadstone sits centrally between Wimborne and Poole with Bournemouth also just a short drive away. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. 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 pleased to check the information. Do so particularly if contemplating travelling some distance.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling light, double-glazed UPVC door to the side aspect, double-glazed UPVC frosted window to the side aspect, consumer unit, storage cupboard, radiator, carpeted stairs to the first floor, power points and LVT flooring.

### First Floor

#### Landing

Smooth set ceiling, ceiling light, double-glazed UPVC window to the side aspect, thermostat, radiator, double storage cupboard, power points and carpeted flooring.

#### Living Room

Coved and smooth set ceiling, ceiling light, double-glazed UPVC bay window to the front aspect, service hatch through to the kitchen, radiator, television point, internet point, power points and carpeted flooring.

#### Kitchen

Coved and smooth set ceiling, ceiling light, loft access, double-glazed UPVC window to the front aspect, wall and base mounted units, stainless steel sink with drainer, tiled splashback, Vaillant combi-boiler, radiator, free-standing electric hob with integrated oven, overhead stainless steel extractor fan, space for a washing machine, power points, space for a longline fridge/freezer, breakfast bar and vinyl flooring.

#### Bedroom One

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, built-in wardrobes, power points and carpeted flooring.

#### Bedroom Two

Coved and smooth set ceiling, ceiling light, double-glazed UPVC window to the rear aspect, radiator, power points and carpeted flooring.



### Bathroom

Smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, partially-tiled, enclosed double shower with glass doors, pedestal sink, radiator and vinyl flooring.

### WC

Coved and smooth set ceiling, ceiling light, double-glazed UPVC frosted window to the side aspect, partially-tiled, toilet and vinyl flooring.

### Outside

#### Parking

Single garage with parking.

#### Garden

Laid to lawn with surrounding shrubbery.

### Useful Information

#### Agent's Notes

Tenure: Freehold  
Lease Length: 955 Years Remaining  
Ground Rent: £0  
Service Charge: Approximately £860 per annum  
Managing Agent: Castleford Management  
Rentals are permitted  
Holiday lets are not permitted  
Pets are permitted  
EPC: D  
Council Tax Band: D - Approximately £2,147.75 per annum

#### Stamp Duty

First Time Buyer: £0  
Moving Home: £3,750  
Additional Property: £13,500