

Asking Price

£279,950

Share of Freehold

YORK ROAD, BROADSTONE BH18 8ET



- ◆ **FIRST FLOOR APARTMENT**
- ◆ **PURPOSE BUILT**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **CLOSE TO TOWN CENTRE**

A well proportioned, first floor, two bedroom, purpose built apartment situated within close proximity to the Broadway and boasting a private ground floor entrance, gas fired heating, double glazing throughout and a secure lockup garage.

Property Description

The block was constructed in 1973 and comprises of four, two bedroom apartments arranged over two storeys. This particular apartment is situated on the first floor and benefits from having its own private ground floor entrance. The accommodation comprises two double bedrooms, open plan lounge/dining room, kitchen, family bathroom and separate cloakroom. The home also benefits from gas fired heating and double glazing throughout.

Gardens and Grounds

The communal grounds are primarily laid to a kept lawn and there is a driveway that leads to the left hand side of the block, which in turn gives access to the rear where there is a generous forecourt and a block of four garages, with up-and-over style doors, and one is conveyed with this property.

Extra Information:

Length of Lease: 999 years from 24 March 1974.
Service Charge: £977.96. Per annum paid half yearly. Buildings Insurance: £469.70 per annum.
Type of Letting Permitted: Min term of 6 months
Ground Rent Details: Peppercorn.

Location

Poole is renowned for its sandy beaches and vibrant town with places to eat, drink and shop. The train station is a short walk with frequent train services to London Waterloo, Bournemouth, Southampton, The New Forest, Winchester, and Weymouth. Poole bus station is also close by offering both frequent local and long distance services. The area is also served by Bournemouth and Southampton airports and Poole's Cross Channel Ferry services. Poole Quay is at the end of Poole High Street with its numerous restaurants, bars and ferries to Brownsea Island. The Jurassic Coast to the west and the New Forest to the east are two of the most beautiful areas of the U.K. The area benefits from numerous leisure facilities including wind surfing, sailing, swimming and golf. There are miles of award winning sandy beaches, including the famous Sandbanks beach, which is less than five miles away.

Size: 806 sq ft (74.9 sq m)

Heating: Gas fired (Vented) Installed 2012, serviced annually

Glazing: Double Glazing

Parking:Driveway and garage in block

Garden:North West

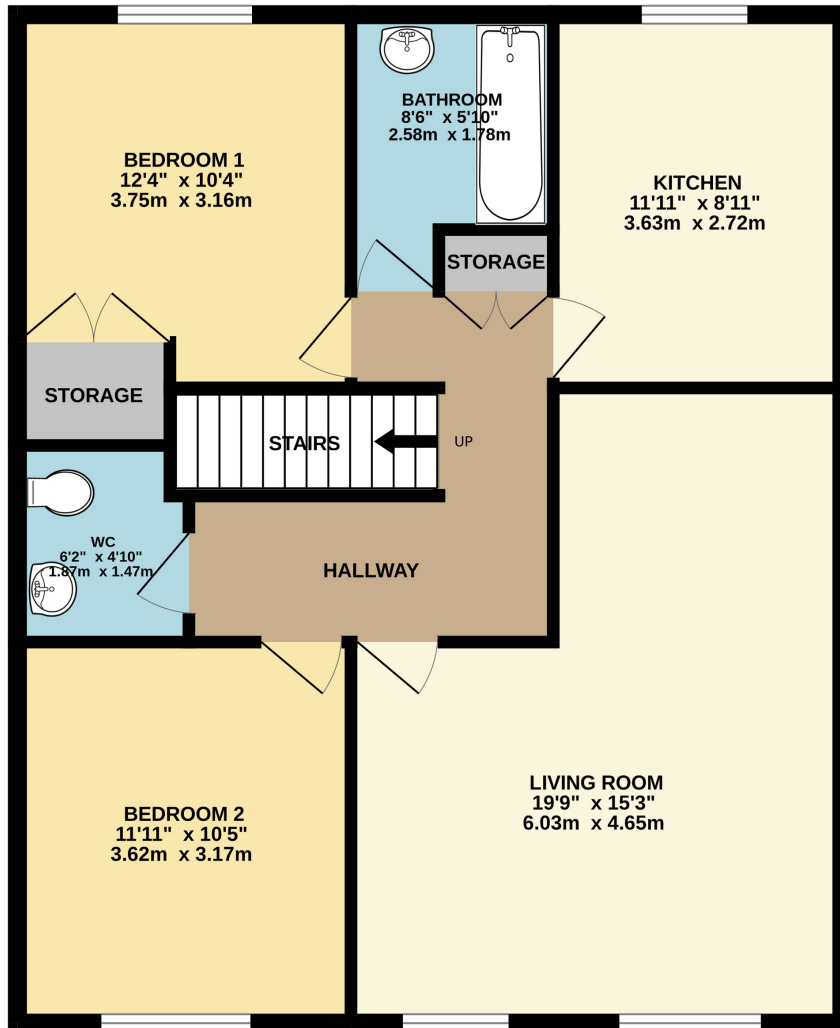
Main Services: Electric, water, gas, drains, telephone

Local Authority: BCP Council

Council Tax Band: D

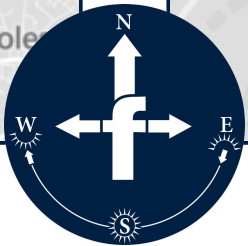
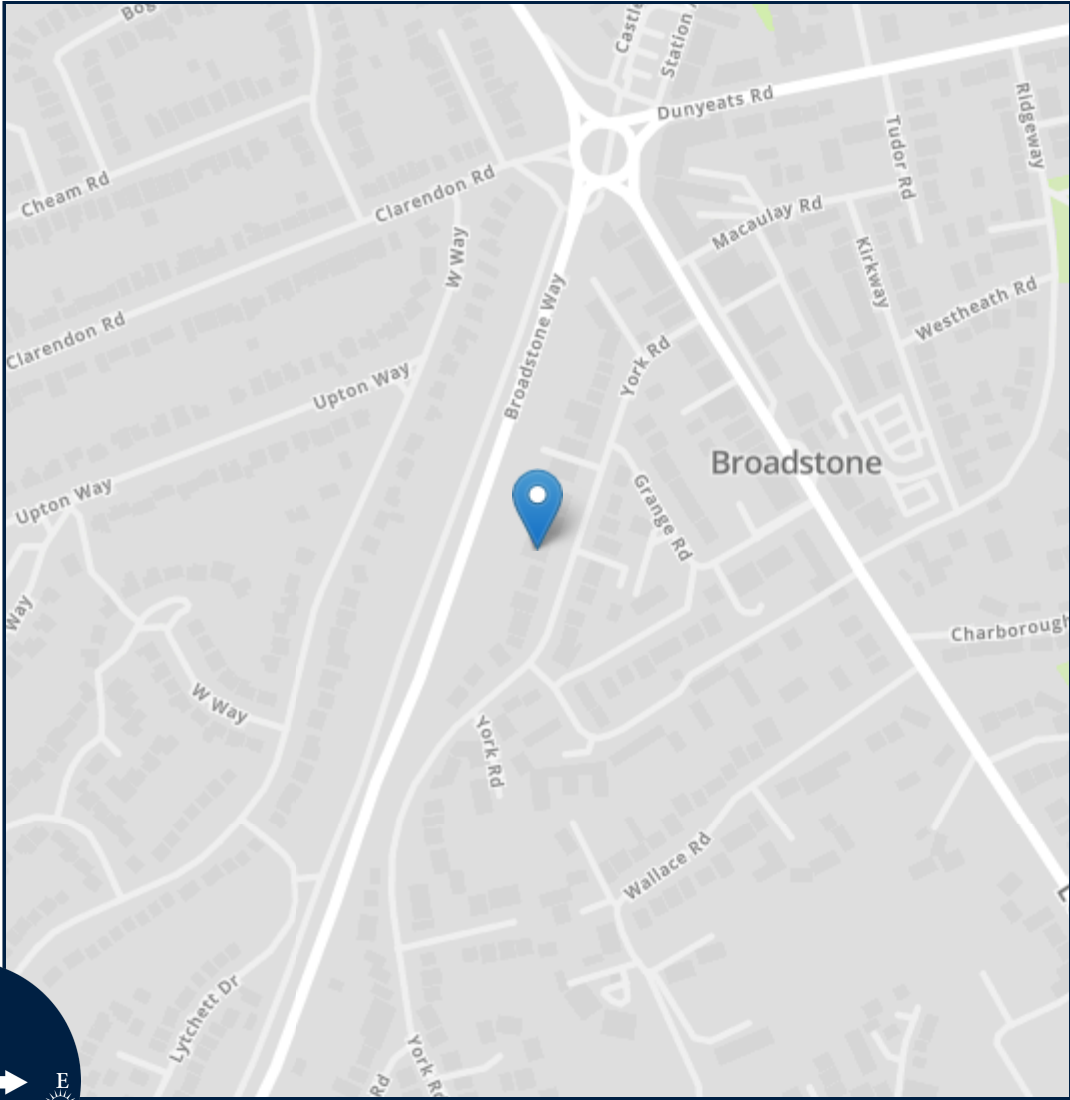
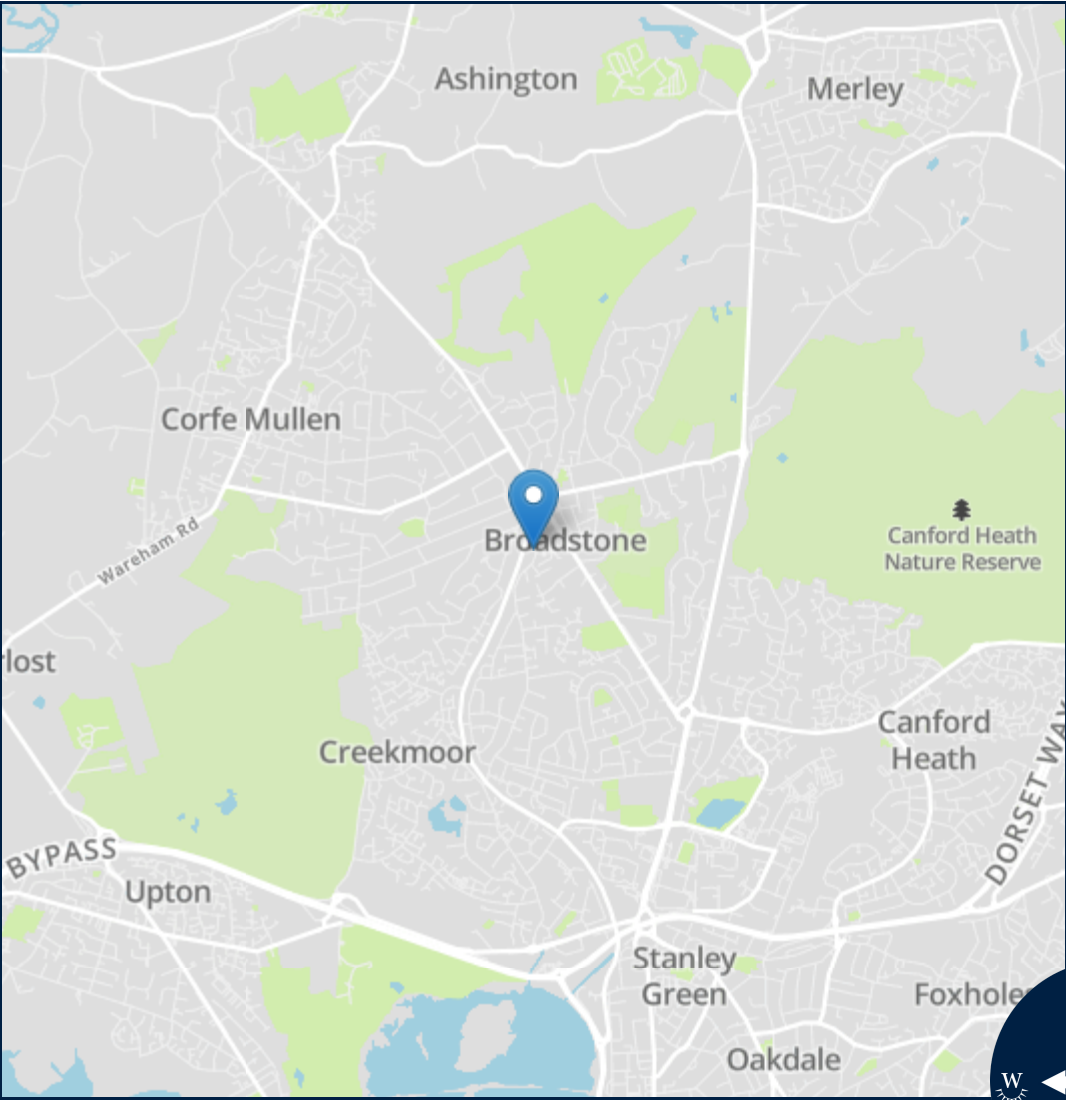


GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,
Dorset, BH21 1DS
www.fisksestateagents.co.uk
01202 880000