



## 4 The Robins, Grange Road, Broadstone BH18 8JZ

Situated in the heart of Broadstone is this spacious, first floor flat presented in excellent decorative order.

**EPC:** TBC **Council Tax Band:** C **Price:** £229,950 Leasehold











## Key Features

- GENEROUS MAIN BEDROOM
- ATTRACTIVE LOUNGE WITH BAY WINDOW
- MODERN FITTED KITCHEN
- WELL APPOINTED BATHROOM
- GAS FIRED CENTRAL HEATING & UPVC DOUBLE GLAZING
- SMOOTH PLASTERED CEILINGS THROUGHOUT
- OAK VENEER INTERNAL DOORS
- SITUATED IN A SMALL BLOCK OF JUST 4 PROPERTIES
- ALLOCATED PARKING SPACE
- MOMENTS' WALK TO AMENITIES

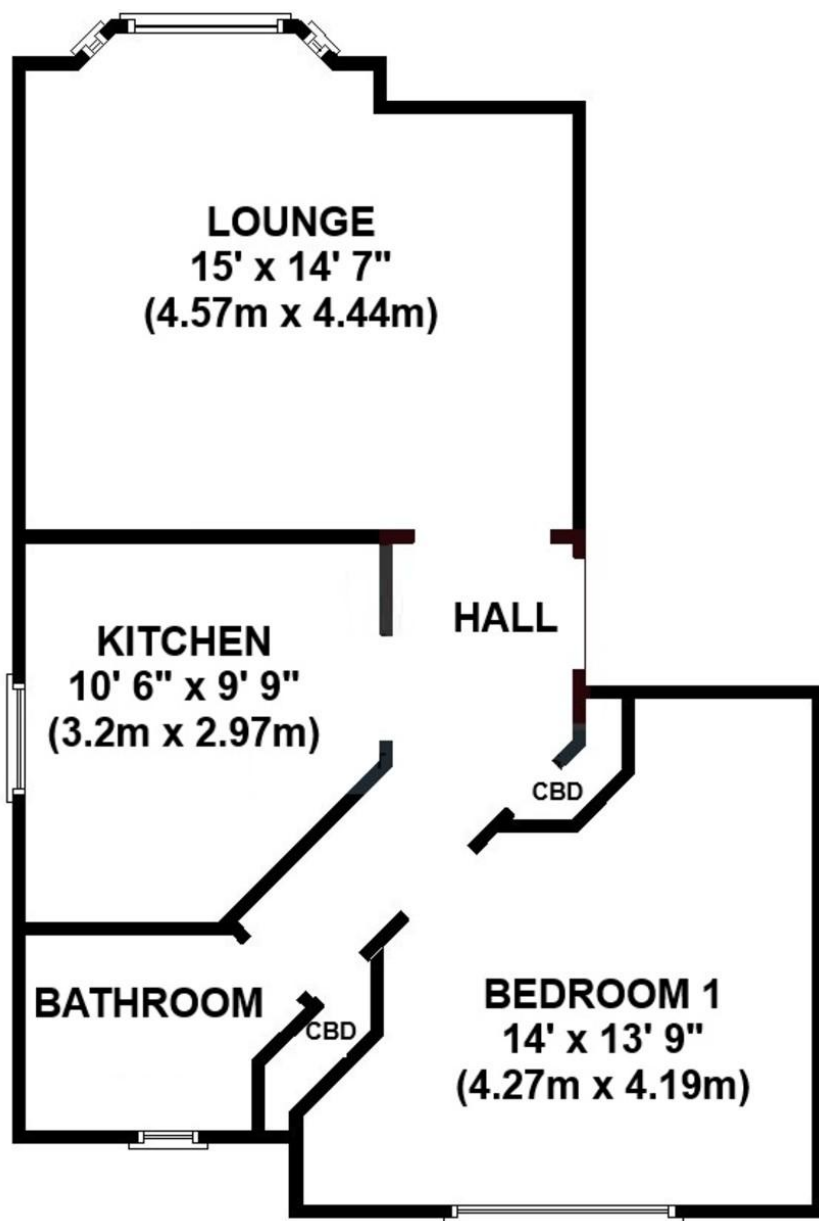
## The Property

Situated just moments' from the bustling high street of Broadstone is this very well presented first floor flat benefitting from gas fired central heating and UPVC double glazing.

The property is situated alongside just three other homes and is approached via a communal entrance hall to a first floor landing. The property itself then has a reception hall leading to a pleasant lounge with bay window to the front aspect, a well equipped kitchen, generous

bedroom and then the bathroom. Outside there is a tarmac driveway leading to the allocated parking space and a small area of communal garden.

The property benefits from a generous lease of 125 years from January 2005 so has 104 years remaining. The ground rent is £175 per annum and there is a service charge of £675 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.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.

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