



## 2 The Laurels, 4 Macaulay Road, Broadstone BH18 8AR

A rare opportunity to acquire a one bedroom ground floor apartment for buyers who are 65 and over situated in the heart of Broadstone and within an easy moment's walk to the high street with all the local amenities and facilities.

**EPC: 75 Council Tax Band: C PRICE: £210,000 Share of Freehold**







## Key Features

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- ONE BEDROOM GROUND FLOOR APARTMENT
- WELL PRESENTED MODERN ACCOMMODATION
- FITTED KITCHEN
- LOUNGE
- BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LANDSCAPED COMMUNAL GARDENS
- VACANT POSSESSION
- PARKING

## The Property

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This modern one bedroom apartment for the over 65s is offered for sale in excellent condition throughout. The decor is neutral and the kitchen and bathroom are both modern and well fitted.

The lounge/dining room is of a good size and the bedroom is a double bedroom with two storage cupboards in the hallway.

The apartment benefits from UPVC double glazing throughout and gas fired central heating as well as an allocated parking space to the rear with use of the communal, very well maintained gardens.

The property is offered for sale with vacant possession.



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>	75	77
(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	