



## 7 Birkdale Court, Broadstone BH18 9BE

A two double bedroom first floor flat situated in a quiet and established location, enjoying a southerly aspect to the sitting room and kitchen.

**EPC: 73 Council Tax Band: D Price: £275,000 Share of Freehold**







## Key Features

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- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- GENEROUS LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FRONT AREA OF GARDEN
- GARAGE
- PRIVATE ENTRANCE HALL
- SHARE OF FREEHOLD

## The Property

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Situated in a desirable and quiet residential location is this two double bedroom first floor flat. The property is situated within walking distance of the centre of Broadstone as well as bus routes to Poole and Wimborne.

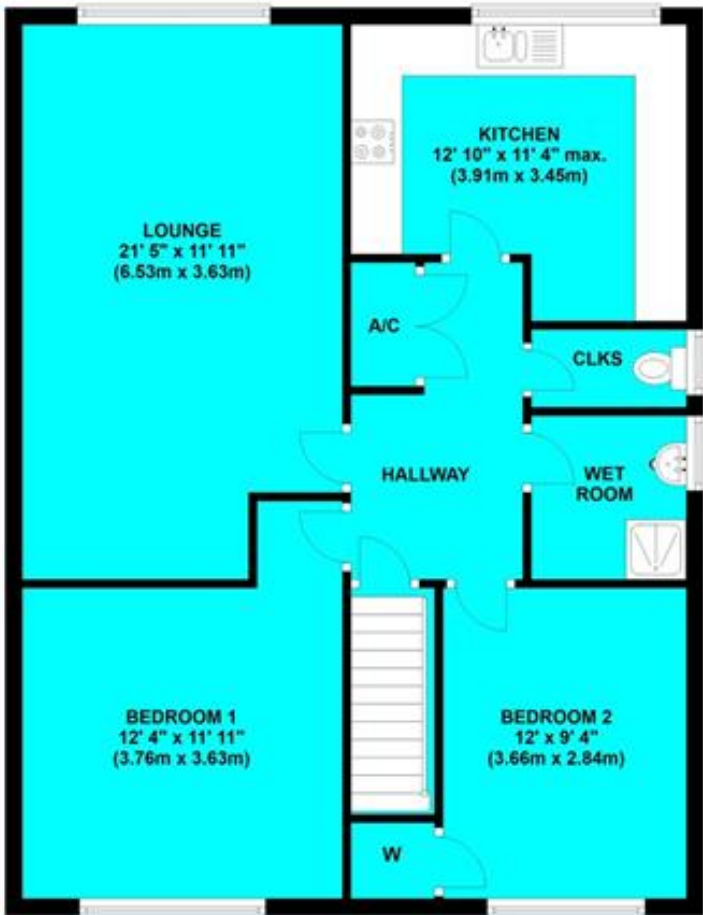
Benefitting from gas fired central heating and UPVC double glazing, the accommodation comprises of a UPVC double glazed porch with storage cupboard, leading to a private front door which leads through to the first floor landing with double airing cupboard and a loft hatch giving access to the roof space. A good size lounge/dining room with picture window enjoys

views back towards Broadstone and the kitchen again enjoys a southerly aspect and is of a good size having a range of fitted units, also the Glow Worm central heating boiler and within the kitchen there is space for a breakfast table and chairs. To the front of the flat are two double bedrooms, both with fitted wardrobes and there is a wet room, formerly the bathroom, and separate WC.

To the front of the flat there is a section of lawn conveyed with the property, and to the rear a driveway leads to a small garage block where there is a single garage with up and over door.

## First Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



Total area: approx. 79.5 sq. metres (855.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPCAU.COM</small>			

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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