



15 Waterman House, Macaulay Road, Broadstone BH18 8AR

Situated in the heart of Broadstone is this spacious, two bedroom first floor apartment benefiting from a house manager and numerous communal facilities.

EPC: 85 Council Tax Band: D Price: £420,000 Leasehold







Key Features

- MOMENT'S WALK FROM BROADSTONE'S BUSTLING HIGH STREET
- TWO DOUBLE BEDROOMS
- TWO SHOWER ROOMS
- LARGE LOUNGE/DINING ROOM
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- UNDERFLOOR HEATING
- WALK IN CLOSET TO MASTER BEDROOM
- UTILITY CUPBOARD WITH PLUMBING FOR WASHING MACHINE
- NO FORWARD CHAIN

The Property

Situated in the heart of Broadstone, Waterman House is a purpose-built development by McCarthy and Stone for the 65+ age group. The building offers communal facilities including a reception with house manager, residents' sitting room, guest accommodation and communal gardens. The apartment benefits from a good size reception hall with large lounge/dining room leading a well-equipped kitchen, two double bedrooms, an en-suite shower room and walk-in closet to the master bedroom and a second shower room.

The property offers an ideal opportunity for those purchasers who are looking for the peace of mind of a safe and secure environment within a friendly retirement community.

The property is held on a 999 year lease from 1st January 2018 with a ground rent of £425 p.a. (next reviewed Jan 2033). The service charge is approximately 3803.16 per annum payable monthly and includes the House Manager who ensures the development runs smoothly, all maintenance of the building and grounds including window cleaning, gardening and upkeep of the building exteriors and communal areas, 24hr emergency call system, monitored fire alarms and door camera entry security systems, maintaining lifts, heating and lighting in communal areas, contingency fund including internal and external redecoration of communal areas, buildings insurance, water and sewerage rates.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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.EPC4U.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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