



## Apartment 2 Magnolia Court, 5-7 Grange Road, Broadstone BH18 8JY

A rare opportunity to acquire a superb three double bedroom ground floor apartment situated in the heart of Broadstone and having the benefit of private access to front and rear gardens. No Forward Chain.

**EPC: 81 Council Tax Band: D Price: £475,000 Leasehold**







## Key Features

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- THREE DOUBLE BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS
- LOUNGE/DINING ROOM
- SHOWER ROOM
- DOUBLE GLAZED WINDOWS & DOORS
- ONE ALLOCATED PARKING SPACE
- BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS
- NO FORWARD CHAIN
- MUST BE VIEWED

## The Property

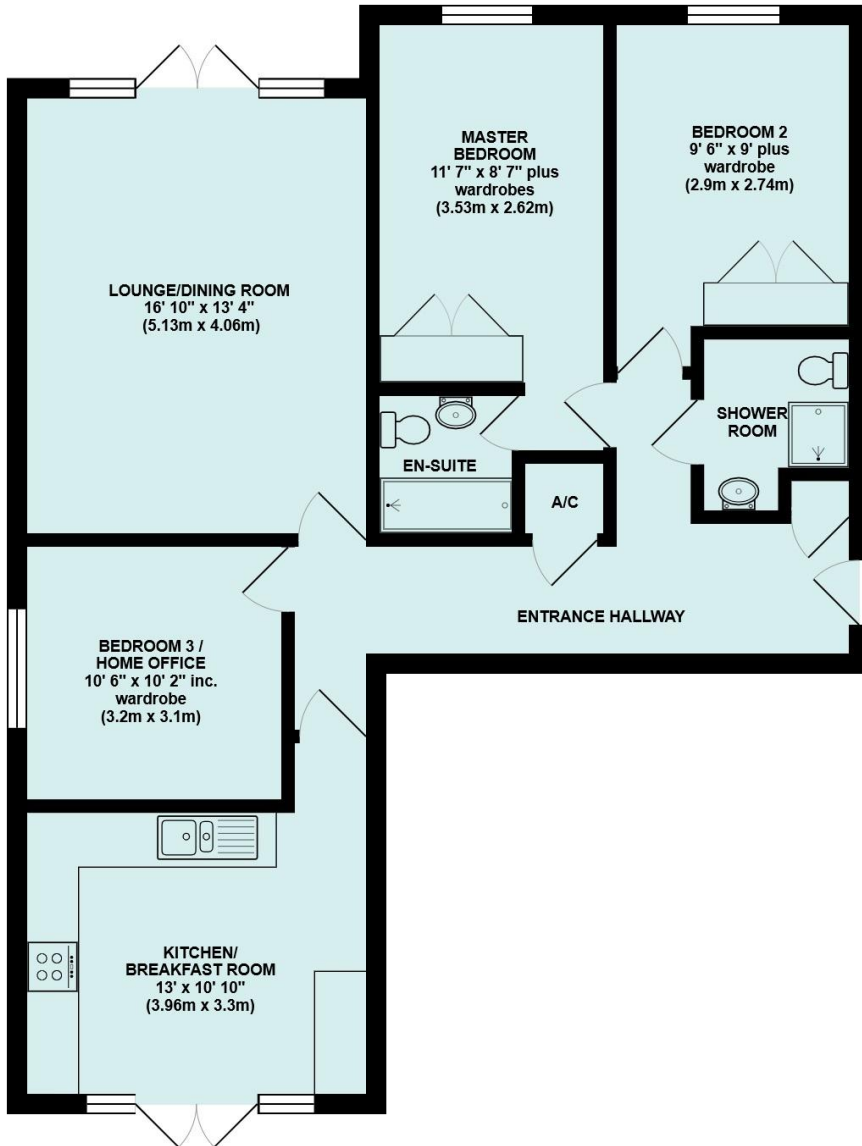
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Quietly situated just a few moment's walk from Broadstone high street, here is a most rare and exciting opportunity to acquire a spacious, three bedroom ground floor apartment with outdoor space amongst beautifully maintained gardens.

Upon entering the building via secure entry phone, there is a communal hallway which continues to the inner hallway from where a door leads into Apartment 2. The hallway serves all principal rooms and the excellent lounge/dining room overlooks the communal gardens and has the benefit of French doors leading out to a covered terrace with southerly aspect. The well appointed kitchen/breakfast room

has granite worksurfaces and integrated Neff appliances. Once again, double glazed French doors lead out to a covered terrace which overlooks the beautiful gardens.

All three double bedrooms have the benefit of built in wardrobes, whilst the master bedroom enjoys an en-suite shower room, whilst from the hallway, one will find a further shower room. The gas boiler can be found in a cupboard within the hallway. There is one allocated parking space together with visitor parking. The property is held on a 999 year lease from 2007. The maintenance charge is approx. £2000 p.a. and the ground rent is £175 p.a.



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