



6 Bishops Court, 37 Wallace Road, Broadstone BH18 8NF

A very well presented two double bedroom apartment with a balcony and far reaching views to Poole and benefiting from a long lease with share of freehold.

EPC: 76 Council Tax Band: D Price: £339,950 Share of Freehold







Key Features

- NO FORWARD CHAIN
- FAR REACHING VIEWS
- GENEROUS RECEPTION HALL
- GARAGE
- TWO DOUBLE BEDROOMS
- CLOSE TO HIGH STREET/AMENITIES
- EN-SUITE SHOWER ROOM
- MUST BE VIEWED
- LARGE LOUNGE/DINING ROOM WITH BALCONY
- EXCELLENT CONDITION

The Property

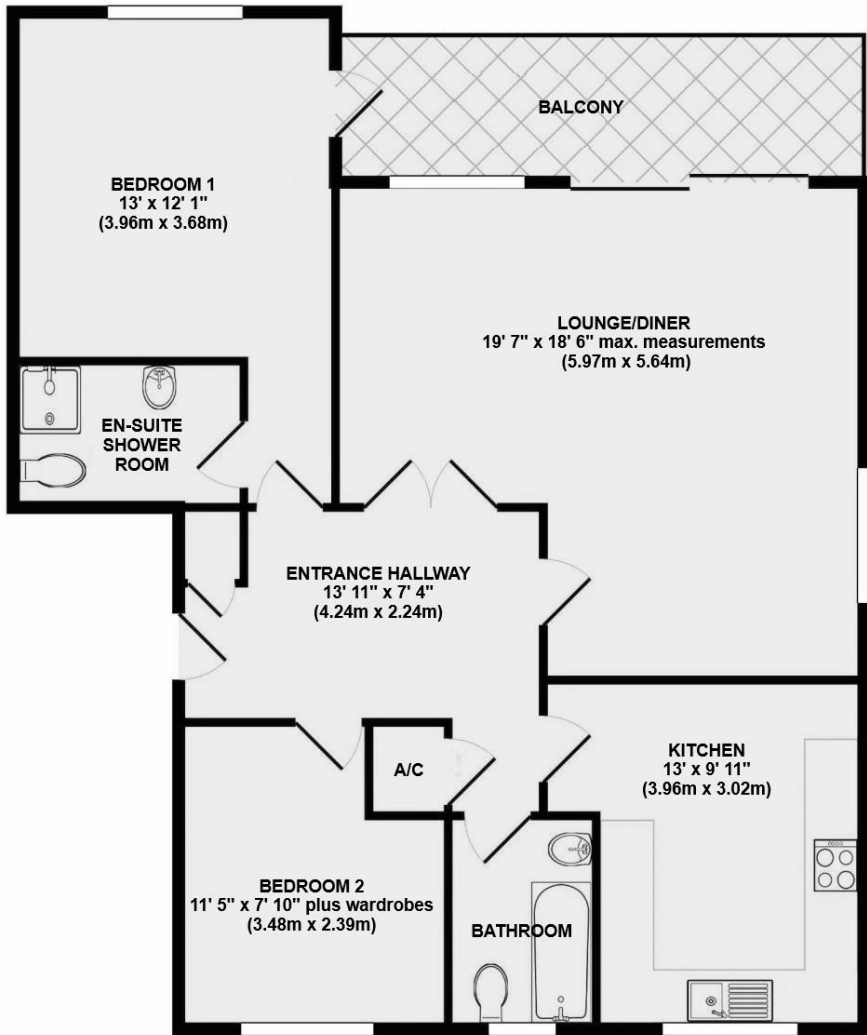
Situated within a short walk of the centre of Broadstone is this two double bedroom first floor apartment benefiting from a share of freehold and a single garage with an electric up and over door.

Stairs lead to the first floor landing and the front door opens up to a generous reception hall with good storage. Glazed double doors open up to an impressive lounge/dining room with patio doors opening onto a balcony enjoying far reaching views. There is also a well equipped kitchen/breakfast room.

There is a master bedroom with fitted wardrobes with a door accessing the balcony and an en-suite shower room. The second double bedroom has fitted wardrobes, and as well as the en-suite there is a family bathroom.

The property has gas fired central heating with radiators and UPVC double glazing.

6 Bishops Court is held on a 999 year lease with 952 years remaining. The service charge is £1722 p.a.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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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