



## Apartment 2 Hazeldene, 2 York Road, Broadstone BH18 8ET

A rarely available two bedroom ground floor apartment conveniently located a moment's walk from Broadstone high street. Offered for sale with No Forward Chain.

**EPC: 74 Council Tax Band: C Price: £200,000 Leasehold**







## Key Features

---

- TWO BEDROOMS
- EXCELLENT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- WELL APPOINTED BATHROOM
- DOUBLE GLAZING
- WELL-STOCKED COMMUNAL GARDENS
- GARAGE IN A BLOCK
- MOMENTS FROM AMENITIES ON LEVEL WALK
- NO FORWARD CHAIN
- MUST BE VIEWED

## The Property

---

Secure entry to communal entrance hall from where a fire door leads to the inner hallway and apartment 2 will be found on your left hand side. Upon entering the property, there is a hallway which serves all principal rooms. The superb lounge/dining room overlooks the communal gardens. There is a well fitted kitchen with integrated appliances and breakfast bar which overlooks the front onto York Road. Within the kitchen, a cupboard houses a wall mounted Worcester gas boiler.

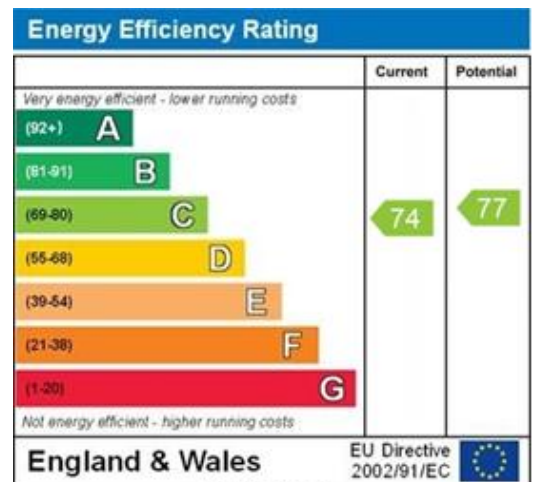
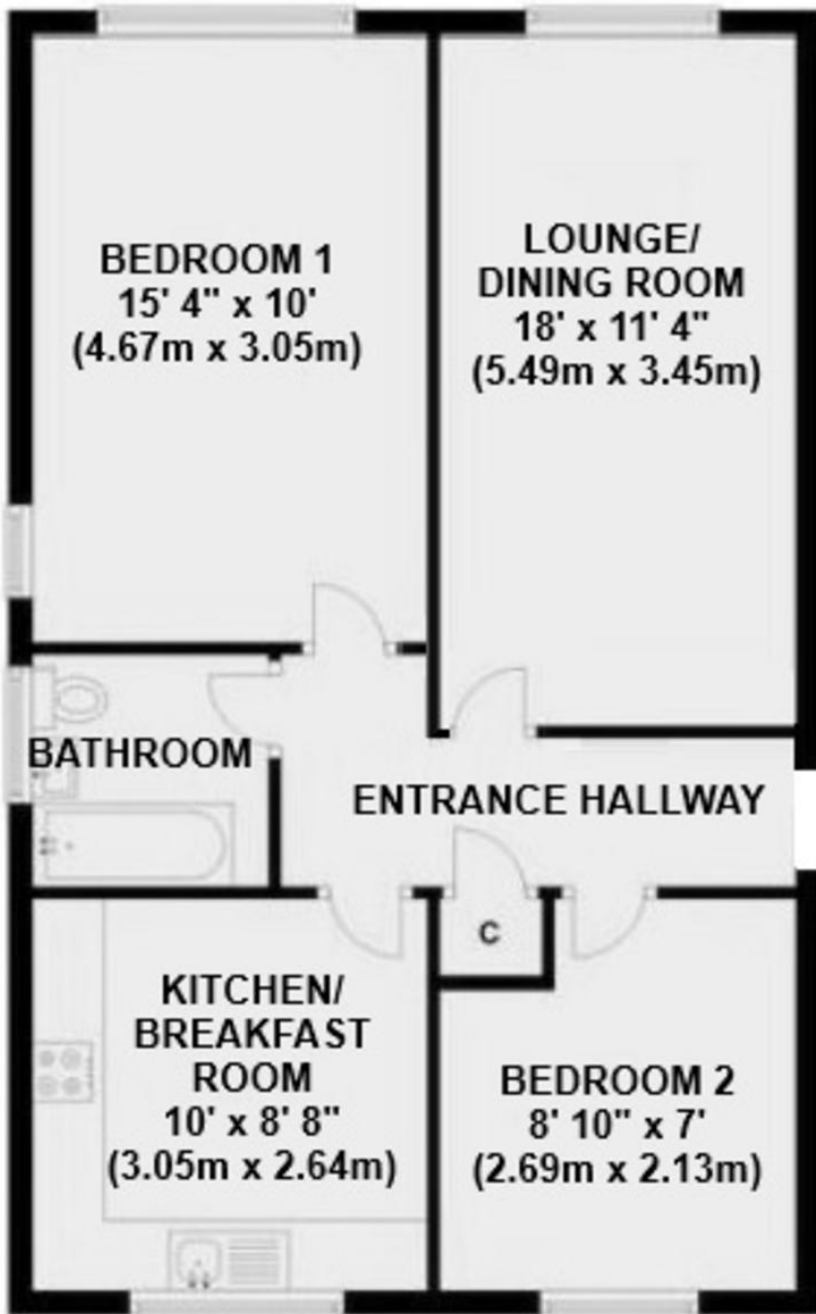
The main bedroom is of a good size and overlooks the communal gardens, whilst there is a second bedroom with boxed bay window. A well- appointed bathroom has a shower bath and heated towel rail. Communal gardens and garage in a block close by complete the picture.

Lease; 62 years remaining (this can be extended).

Service Charge; £1916 p.a.

Ground rent; £200 p.a.

Buildings Insurance £600 p.a



WWW.EPC4U.COM

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.

**Broadstone Office**  
219 Lower Blandford Road, Broadstone, Dorset BH18 8DN  
T: 01202 691122 E: broadstone@wilsonthomas.co.uk

**Lower Parkstone Office**  
5 Bournemouth Road, Lower Parkstone, Poole, Dorset BH14 0EF  
T: 01202 717771 E: lowerparkstone@wilsonthomas.co.uk

www.wilsonthomas.co.uk



rightmove

OnTheMarket

