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ESTATE AGENTS

**39 WALLACE ROAD**  
BROADSTONE, BH18 8NF



# PRICE GUIDE £330,000

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- PURPOSE BUILT GROUND FLOOR TWO BEDROOM APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE/DINING ROOM WITH SUN TERRACE
- KITCHEN/BREAKFAST ROOM
- MASTER ENSUITE AND DRESSING ROOM
- BATHROOM AND SEPARATE CLOAKROOM
- SOUTHERLY FACING COMMUNAL GROUNDS
- LIFT TO ALL FLOORS
- GARAGE IN BLOCK
- SHARE OF FREEHOLD - PETS ALLOWED WITH MANAGEMENT APPROVAL.

This ground floor, purpose-built apartment is set in a well-maintained block, nicely tucked away in a quiet, leafy area, within walking distance of the centre of Broadstone with its array of shops, restaurants, cafes, sports centre and other local amenities. A short drive takes you to local golf courses, Poole town, Poole harbour and miles of sandy beaches. The New Forest and Jurassic coast are within easy driving distance.

The property offers spacious and well-presented accommodation including two double bedrooms - one of which has an adjoining dressing room/study and ensuite shower room.

The good size lounge/dining room overlooks the southerly facing communal grounds and has a sliding door leading out to a covered, tiled balcony from which to enjoy the secluded view of the landscaped gardens. A gate provides access from the balcony to the gardens. A glazed door at the end of the balcony gives direct access to the main



bedroom which has a large built-in wardrobe.

The kitchen/breakfast room is fitted with a generous range of ivory coloured base and wall units and includes a Neff double eye level oven, Bosch inset induction type hob and extractor, Bosch fridge/freezer as well as under counter space for free standing white goods. There is a separate bathroom and cloakroom off the hallway and a useful storage cupboard.

EPC: C

Council Tax Band: C

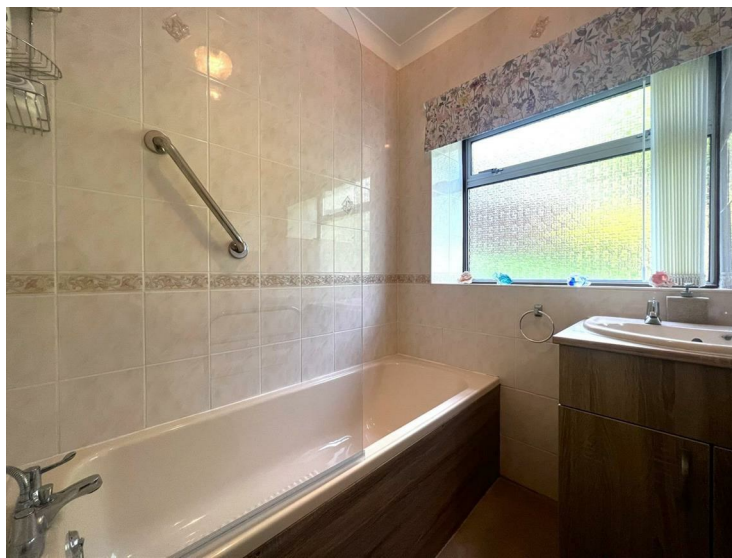
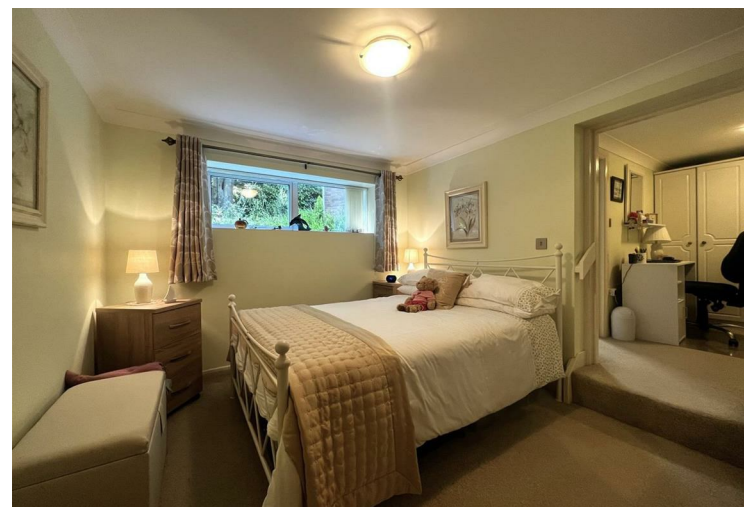
Tenure: Share of Freehold

Service Charge: £1,816 per 6 months - includes building insurance, water rates, window cleaning, communal cleaning, building and gardens maintenance.

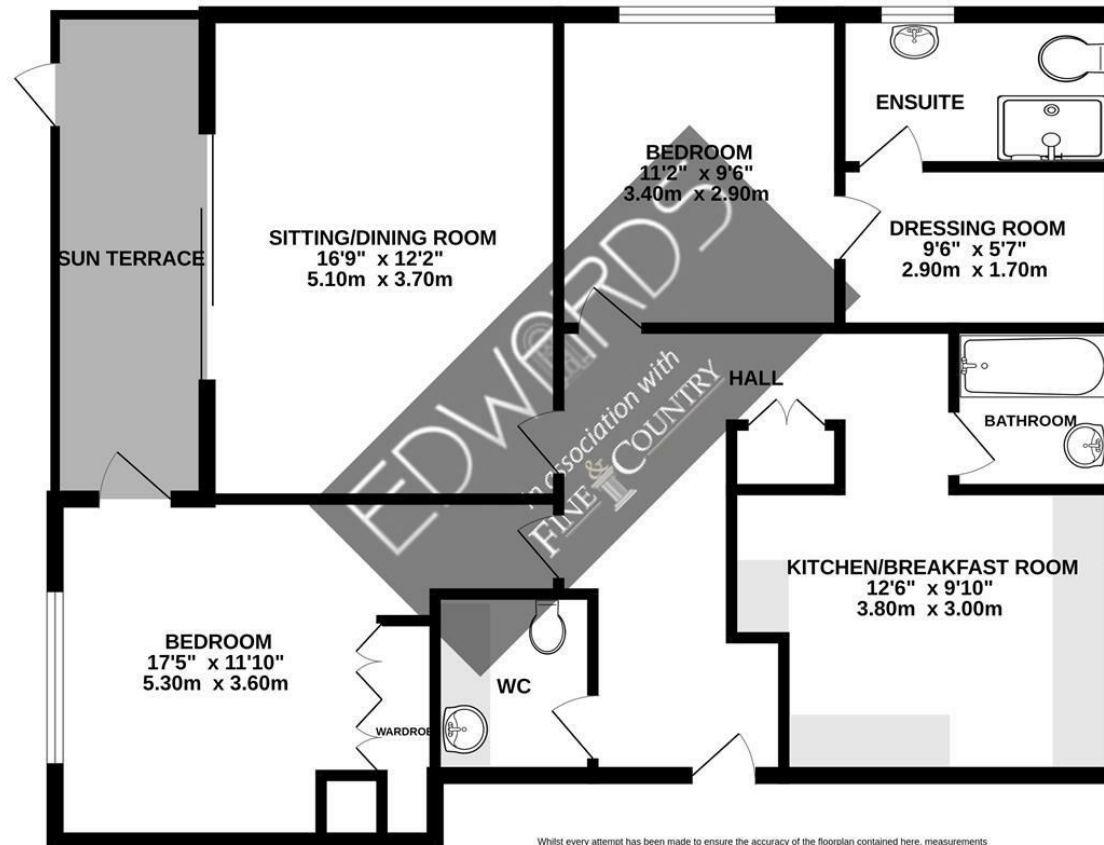
Peppercorn Ground Rent

Pets are permitted with written permission from the management

A viewing is highly recommended to fully appreciate all this property has to offer.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Local Service

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