



## 2 bed maisonette to buy in BH18

2 Kirkway, Broadstone, Dorset, BH18 8EE

**£180,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ 2 BEDROOM GROUND FLOOR MAISONETTE
- ✓ FITTED KITCHEN
- ✓ LOUNGE / DINER
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

• \* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £180,000 2 BEDROOM GROUND FLOOR MAISONETTE \* lounge / diner \* FITTED KITCHEN \* communal gardens \* GARAGE & ALLOCATED PARKING \* gas central heating \* NO ONWARD CHAIN \*

Offered for sale with no onward chain, this spacious and well-presented two-bedroom ground floor maisonette is ideally situated in the heart of Broadstone, just a short walk from the village's excellent range of shops, restaurants, cafés, and pubs.

The property benefits from a remarkably long 984-year lease and offers bright, light and airy accommodation throughout. The well-proportioned layout includes a generous lounge/diner, fitted kitchen, two bedrooms, and a bathroom, making it an ideal first-time purchase, investment opportunity, or downsizing option.

Further benefits include gas central heating and double glazing, ensuring year-round comfort and efficiency. Outside, residents can enjoy the well-maintained communal gardens, while the property also boasts the valuable addition of a garage and allocated parking space.

Combining spacious accommodation, excellent amenities on the doorstep, and a highly desirable location, this is a fantastic opportunity to acquire a home in one of Broadstone's most sought-after areas.

B: A Section 20 has been issued for external works and roof repairs, costing each of the 5 properties approximately £10,000. Further details are available on request.

Council Tax Band: C

Tenure: Leasehold

Price: Starting Bid £180,000

Property Type: Maisonette

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

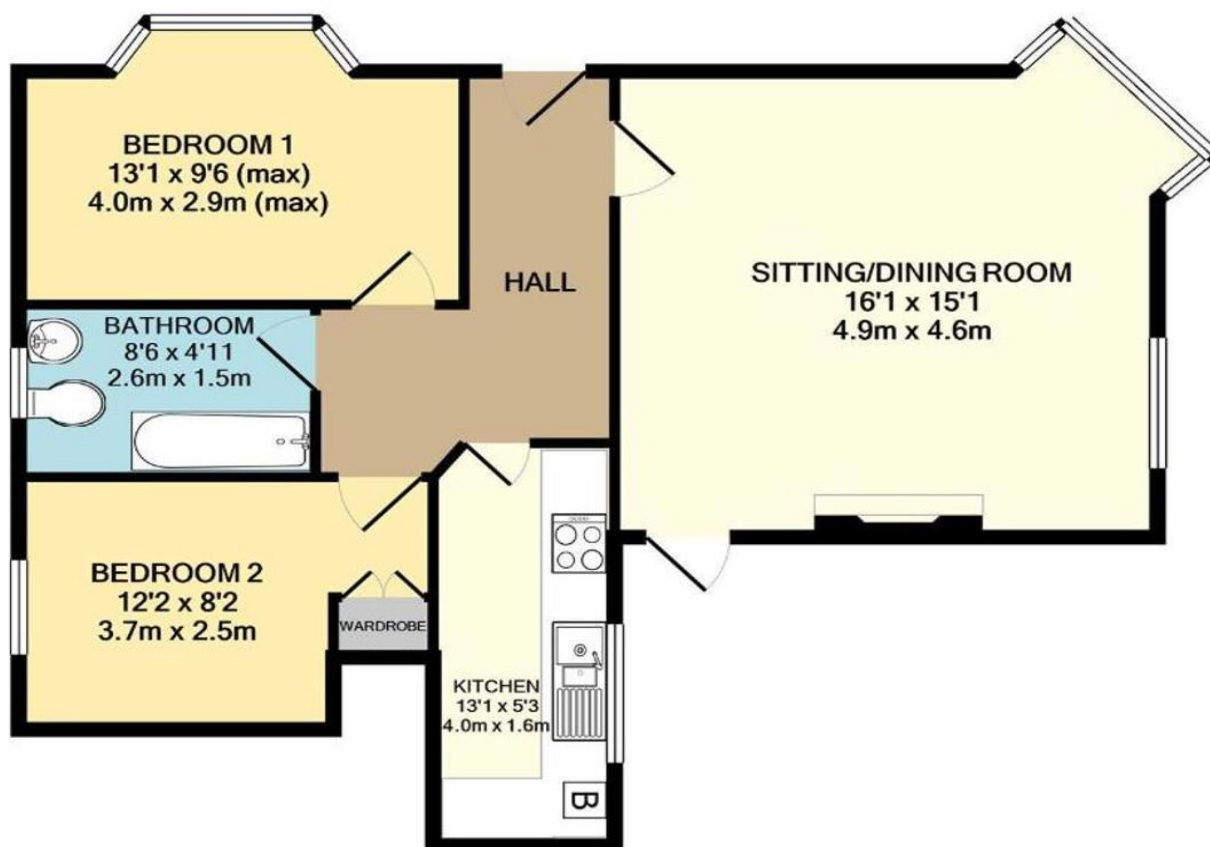
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



| Energy Efficiency Rating                                                    |         |           |
|-----------------------------------------------------------------------------|---------|-----------|
|                                                                             | Current | Potential |
| <i>Very energy efficient - lower running costs</i>                          |         |           |
| (92-100) <b>A</b>                                                           |         |           |
| (81-91) <b>B</b>                                                            |         |           |
| (69-80) <b>C</b>                                                            | 70      | 73        |
| (55-68) <b>D</b>                                                            |         |           |
| (39-54) <b>E</b>                                                            |         |           |
| (21-38) <b>F</b>                                                            |         |           |
| (1-20) <b>G</b>                                                             |         |           |
| <i>Not energy efficient - higher running costs</i>                          |         |           |
| <b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |

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Contact your local branch today for more information on this property:

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