

2 bed apartment to buy in BH18

8 Macaulay Road, Broadstone, Dorset, BH18 8AR

£155,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- TWO BEDROOOM FIRST FLOOR
- LOUNGE / DINER
- FITTED KITCHEN
- 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
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Situated in the heart of Broadstone, just a short stroll from an excellent range of shops, cafés, bars, restaurants and everyday amenities, this spacious and light-filled first-floor apartment offers an ideal opportunity for first-time buyers, downsizers or investors alike.

The accommodation comprises two well-proportioned bedrooms, a fitted kitchen, a bright and airy lounge/diner featuring a charming bay window with window seat, and a bathroom fitted with a modern white suite. The property's large windows and well-designed layout create a wonderful sense of space and natural light throughout.

Further benefits include a fully renovated and carpeted loft space, accessed via a pull down ladder, that would make an ideal study, an allocated parking space, attractive communal gardens, a long lease with approximately 983 years remaining, and the significant advantage of no onward chain, allowing for a straightforward purchase.

Offering convenience, comfort and a highly sought-after location, this delightful apartment is perfectly positioned to enjoy all that Broadstone has to offer.

Property Measurements -

Kitchen - 4.04m x 1.62m

Lounge - 4.90m x 4.65m

Bedroom 1 - 4.00m x 3.06m with en-suite toilet and sink

Bedroom 2 - 3.71m x 2.53m

N.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

Length of Lease: 984

Annual Service Charge Amount: £2,765.00

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

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

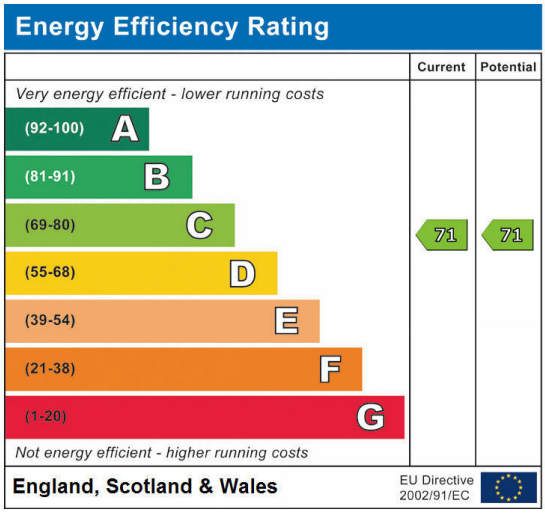
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





8 Macaulay Road, Broadstone, Dorset, BH18 8AR

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

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.