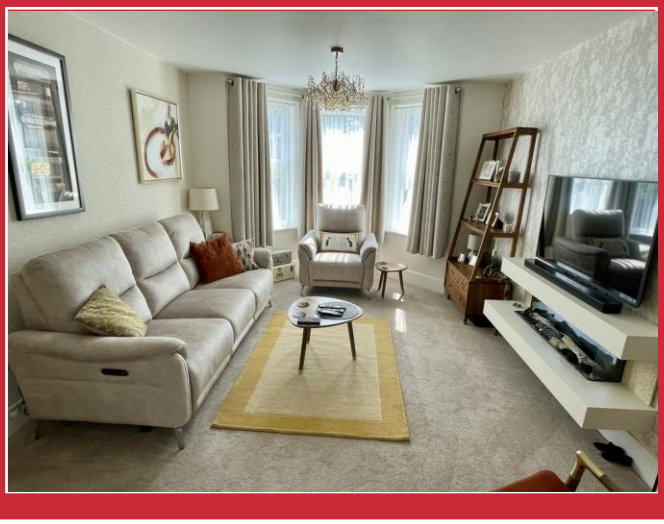
WILSON THOMAS
ESTATE AGENTS







Apartment 8 Indigo Mews, 18-20 York Road, Broadstone BH18 8AY

An exciting and seldom available opportunity to acquire a beautifully presented two double bedroom ground floor apartment forming part of a high quality development, located within a few moments' walk of Broadstone high street. Vendor suited.

EPC: 81 **Council Tax Band:** C **Price:** £245,000 Share of Freehold

2 1 1










Key Features

- LOUNGE/DINING ROOM
- WELL FITTED KITCHEN WITH A RANGE OF APPLIANCES
- TWO BEDROOMS BOTH WITH FITTED WARDROBES
- WELL APPOINTED BATHROOM
- NEW DOUBLE GLAZING WITH ACOUSTIC GLASS
- PRIVATE SOUTH FACING GARDEN AREA
- ALLOCATED PARKING SPACE
- CLOSE TO BROADSTONE HIGH STREET
- MUST BE VIEWED
- SHARE OF FREEHOLD

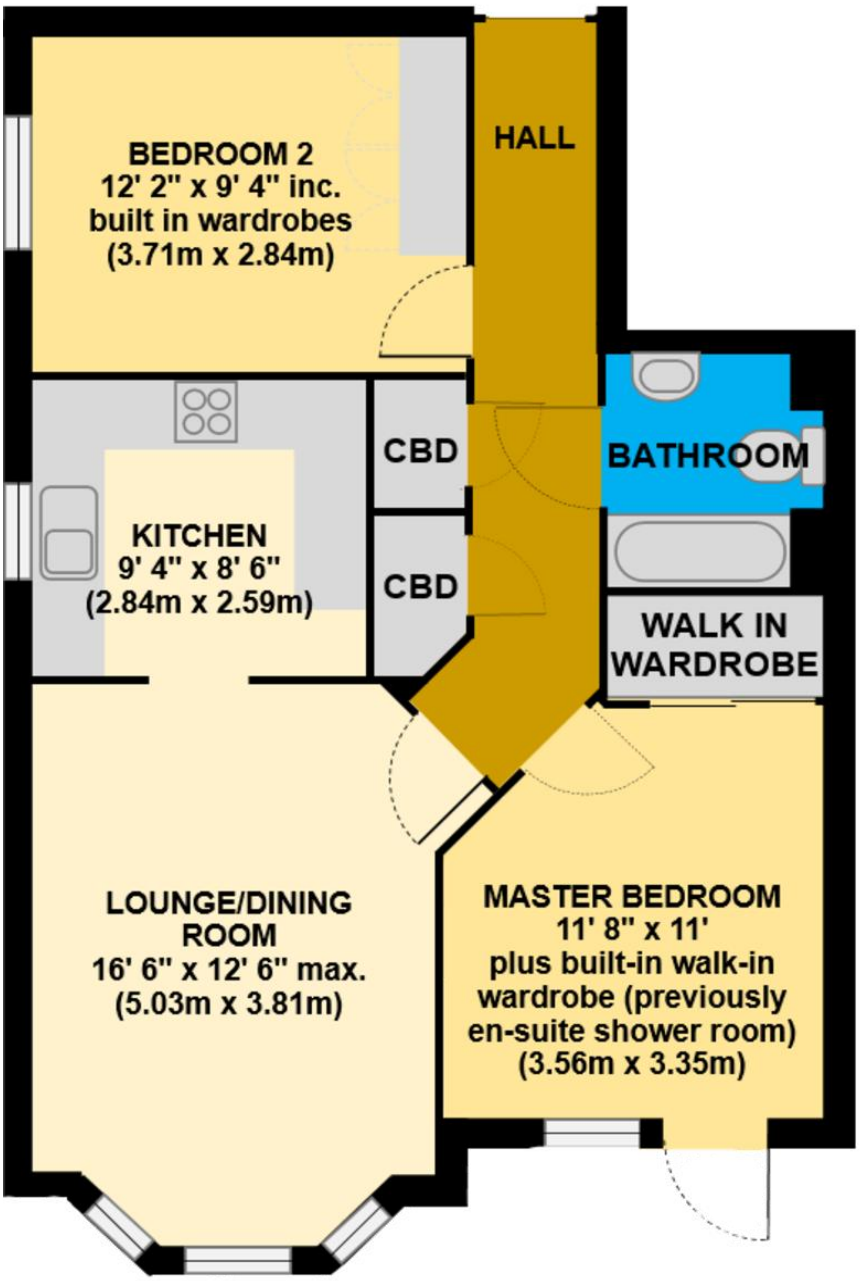
The Property

Indigo Mews can be found on a short level walk from The Broadway along York Road on the right hand side. Access to the block is via secure entry and from the ground floor hallway, a private door leads to apartment 8. The entrance hall serves all principal rooms and enjoys excellent storage. Bright and airy lounge/dining room has a media unit with feature bay window. From here, one leads into the excellent well fitted kitchen with a range of appliances, including a recently installed Glow Worm combi gas boiler.

The master bedroom can be found at the front of the property and has direct access out to the garden. There is a large built-in walk-in wardrobe which was formerly the en-suite shower room. Bedroom 2 is a good size double room with quality built-in wardrobes. There is a well appointed fully tiled bathroom including heated towel rail.

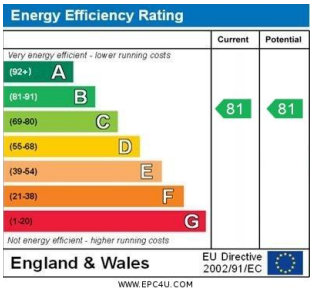
Externally, the property benefits from an area of private garden which is south facing terrace which includes a small overhang from the building and is screened by laurel hedging. There is one allocated parking space.

Long lease of 112 years with a monthly service charge of £133. This information has been provided by our vendor, but must be verified with your solicitor during the conveyancing process.









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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