WILSON THOMAS
ESTATE AGENTS







5 Sunningdale Gardens, Broadstone BH18 9BF

Offered for sale with No Forward Chain is this well presented, ground floor apartment, situated in a quiet location, and benefitting from its own private entrance and adjacent garage.

EPC: 72 **Council Tax Band:** C **Price:** £219,950 Share of Freehold

2 1 1










Key Features

- NO FORWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- 967 YEARS REMAINING ON LEASE
- COVED, SMOOTH PLASTERED CEILINGS THROUGHOUT
- OWN PRIVATE FRONT DOOR
- ADJACENT GARAGE
- EXCELLENTLY MAINTAINED COMMUNAL GARDENS
- SERVICE CHARGE: £1981.52 P.A.

The Property

Sunningdale Gardens was constructed by well known local home builder, Harry J Palmer, and is situated in a peaceful location within walking distance of the centre of Broadstone. The bustling high street has numerous amenities and good road and bus links to the larger centres of Poole and Wimborne.

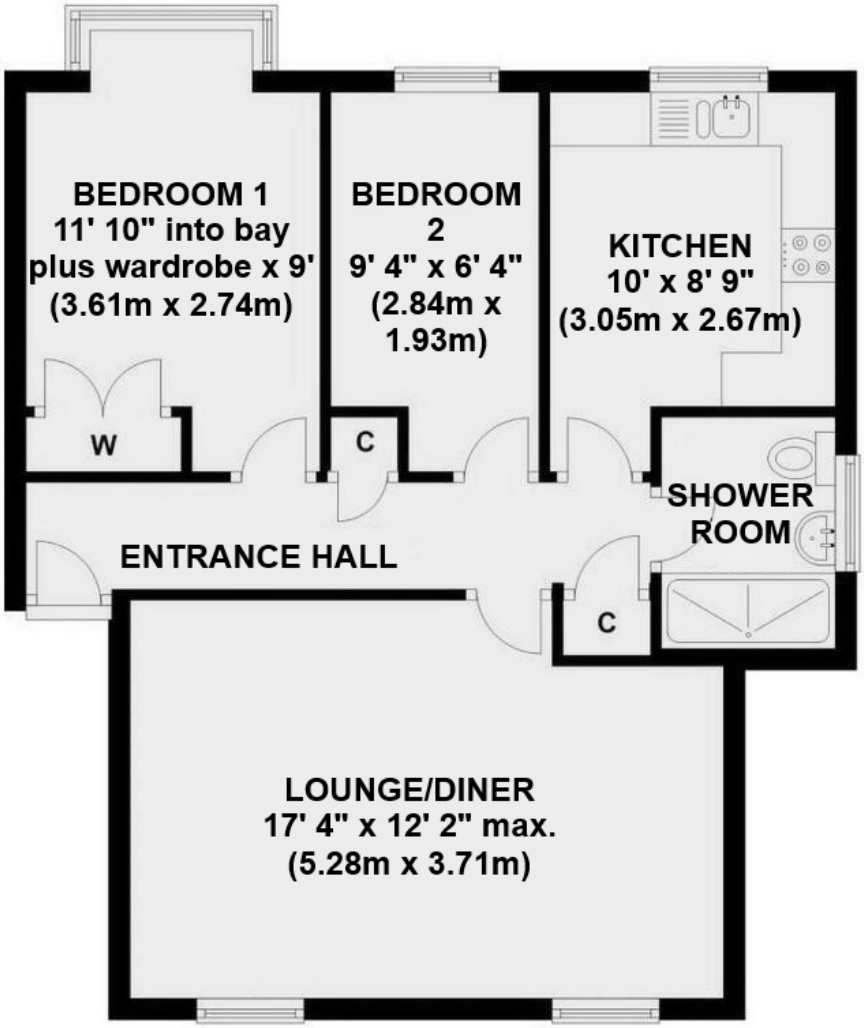
A particular feature of this property is the garaging, which is located immediately adjacent to the property, which has power, light and a window, and also the apartment has its own immediate front door. The accommodation comprises of a covered entrance canopy with outside light leading to the reception hall with wood effect Karndean style flooring, there is then a coats cupboard and separate airing cupboard with shelving. The lounge/dining room enjoys two windows overlooking the front aspect and has inset downlighting, there is then a modern fitted kitchen with white gloss units and integrated appliances, and a Glow Worm combination boiler serving the heating and hot water supply. The main bedroom has a feature bay window and built in floor to ceiling wardrobes, and then there is the main second bedroom. The fully tiled shower room has a large walk-in shower cubicle, a heated towel rail, extractor fan and window.

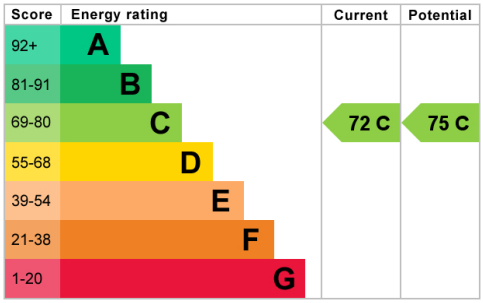
The gardens have been very well maintained with areas of lawn and expansive borders stocked with specimen shrubs, and there is also communal parking with outside lighting, and throughout the garden there are various places to sit with benches.











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

WILSON THOMAS
ESTATE AGENTS