



Flat 1 Magnolia Court, 5-7 Grange Road, Broadstone BH18 8JY

A truly rare opportunity to acquire a beautifully maintained three double bedroom ground floor apartment with private south facing covered patio, located within a few moment's level walk of Broadstone high street including the renowned M&S Food Hall. Offered for sale with No Forward Chain.

EPC: TBC **Council Tax Band:** D **Price:** £435,000 Leasehold

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Key Features

- THREE DOUBLE BEDROOMS
- SUPERB LOUNGE/DINING ROOM WITH FRENCH DOORS TO SOUTH FACING GARDEN
- WELL FITTED KITCHEN WITH GRANITE WORKTOPS.
- MASTER EN-SUITE SHOWER
- ALLOCATED PARKING
- BEAUTIFUL GROUNDS
- CENTRAL POSITION CLOSE TO SHOPS/AMENITIES
- WELL PRESENTED THROUGHOUT
- MUST BE VIEWED
- NO FORWARD CHAIN

The Property

Located just a few moment's walk from the high street, one is immediately impressed upon entering the property known as Magnolia Court. A secure front door with portaphone entry system allows access to the communal hallway, from where a front door leads into flat 1.

There is a spacious reception hall with excellent storage, including an airing cupboard housing a hot water cylinder, whilst there is also telephone/broadband connection. Solid internal doors throughout lead to all rooms, with the superb lounge/dining room enjoying a southerly aspect including French doors to a covered patio area. Well fitted kitchen with full range of appliances including washing machine/dryer and slimline dishwasher, whilst the kitchen features granite worksurfaces.

The master bedroom has the benefit of extensive fitted furniture including excellent wardrobe space and a door leads to the well appointed, fully tiled, shower room with thermostatically controlled shower. Guest bedroom 2 again has a range of fitted furniture and spacious built-in wardrobes and overlooks the beautifully kept communal gardens. Bedroom 3 is a double in size, but is fitted with a range of cupboards and desk to be used as a home office if needed. To complete the picture, there is an (as new) fully tiled shower room with additional drying area.

As mentioned, the property benefits from an extensive south facing covered private patio and there are lovely, beautifully maintained communal gardens, together with one allocated parking space, together with visitor parking.

SPACE FOR FLOOR PLAN



SPACE FOR EPC GRAPH

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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