



EPC: C

Wallace Road, Broadstone, Dorset
Offers Over: £270,000

Austin & Wyatt



A spacious three-bedroom apartment with garage and parking, perfectly positioned within walking distance of Broadstone village centre.

Nestled at the end of a peaceful cul-de-sac in one of Broadstone's most sought-after locations, this bright and generously proportioned second-floor apartment offers comfortable, well-presented accommodation within a well-maintained development.

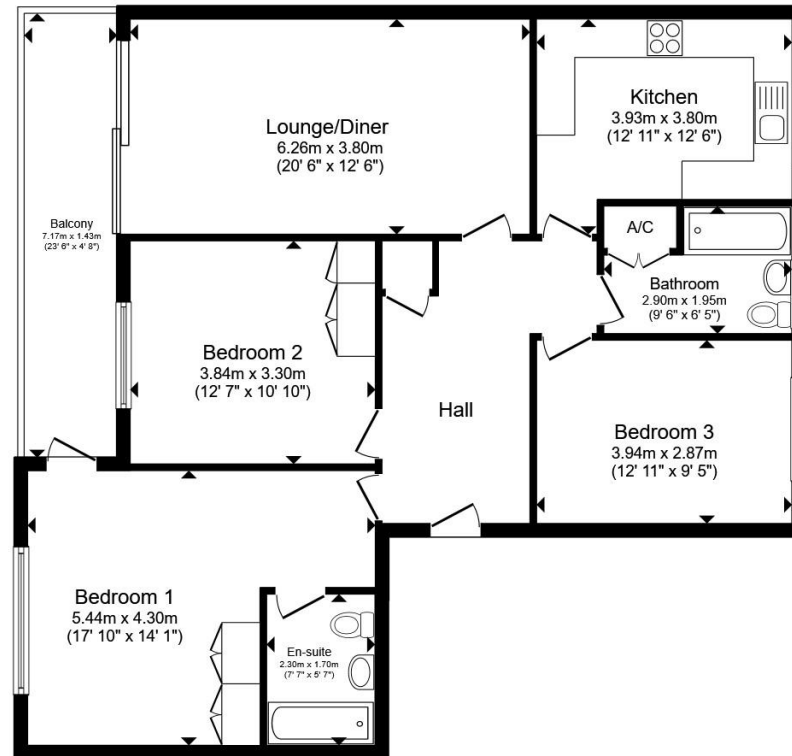
The welcoming entrance hall provides ample space for storage and sets the tone for the space beyond. The large lounge/diner features a charming fireplace and opens onto a private balcony - ideal for enjoying open views and peaceful surroundings.

The separate kitchen is well-appointed with a range of base and eye-level units, offering plenty of storage and workspace.

There are three double bedrooms, each providing flexibility to suit a variety of lifestyles. The main bedroom benefits from built-in wardrobes, an en-suite shower room, and direct access to the balcony - perfect for a relaxing morning coffee. Bedroom two includes built-in wardrobes, while bedroom three lends itself beautifully as a guest room, dining room, or additional reception space. A well-fitted main bathroom completes the accommodation.

Outside, residents can enjoy attractively maintained communal gardens, residents' parking, and a private garage. The property is further enhanced by double glazing, gas central heating, and lift access to all floors.

Offered chain free, this superb apartment combines privacy...



Floor Plan

Total floor area 102.0 m² (1,097 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Austin & Wyatt



Tenure: Share of Freehold

Lease: 199 years from 2008

Service Charge: £1856 every six months - this includes water and sewerage

Ground Rent: Peppercorn

Council Tax Band: D

Viewing by appointment

T: 01202 687432

E: canfordheath@austinwyattcountrywide.co.uk

15 Adastral Square, Canford Heath, Poole, Dorset, BH17 8SA



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Austin & Wyatt is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: MCH_MCH260133_R4PL_8

Austin & Wyatt