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Macaulay Road, Broadstone, Dorset

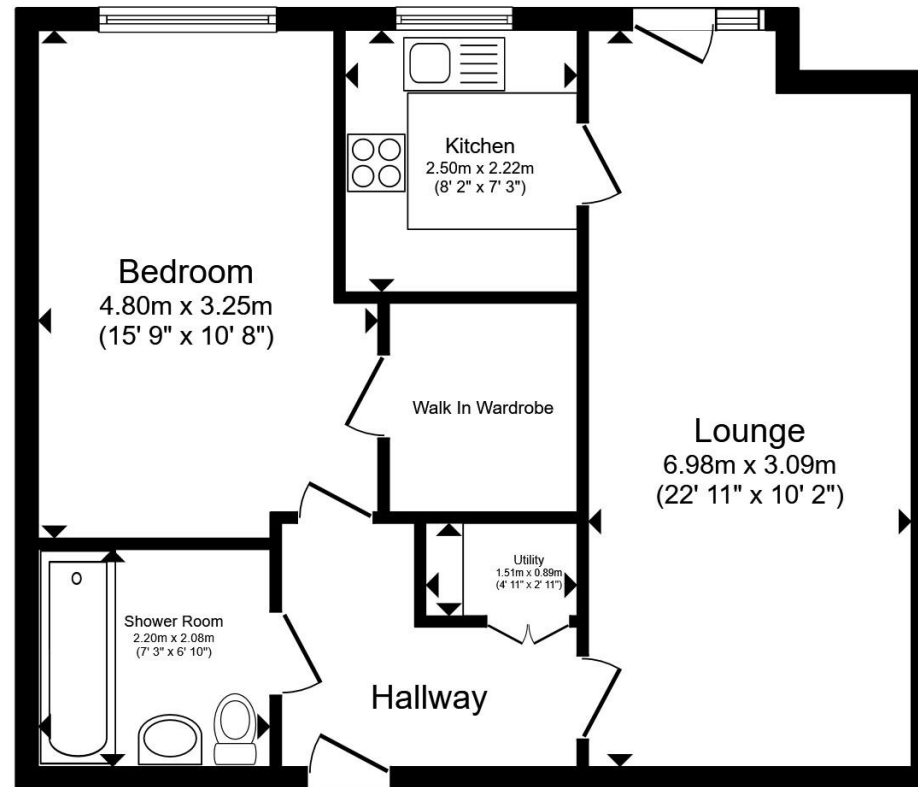
Asking Price: £275,000

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A beautifully presented one bedroom ground floor retirement apartment situated in the centre of Broadstone with all local amenities you could wish for within walking distance. The property was built in 2018 by McCarthy & Stone. The spacious accommodation offers a lounge/diner with a door leading to an enclosed terrace, modern style kitchen with integrated appliances, a good size double bedroom with walk in wardrobe and a modern style shower room. Further benefits include double glazing, underfloor heating, alarm system and useful utility cupboard.

Waterman House is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with an on-site house manager, 24-hour emergency call facility, sophisticated intercom system and stairs and lifts to all floors. The development enjoys a range of communal facilities including a residents lounge offering regular activities, beautifully maintained communal gardens, a lovely guest suite for friends and family (£25 per night), scooter store and parking available by annual permit for which there is a charge of around £250 and for which there may be a waiting list.



Total floor area 57.9 m² (623 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

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Council Tax Band: C

Tenure: Leasehold

Lease: 999 years from 1st January 2018- approximately 992 years remaining.

Ground Rent: £425 per annum. Next reviewed 1st January 2033.

Service Charge: £2802.97 per annum, (£233.58 per month)

The service charge includes; House Manager who ensures the development runs smoothly, All maintenance of the building and grounds including window cleaning, gardening and upkeep of the building exteriors and communal areas, 24hr emergency call system, Monitored fire alarms and door camera entry security systems, Maintaining lifts, Heating and lighting in communal areas, Contingency fund including internal and external redecoration of communal areas, Buildings insurance, water and sewerage rates.

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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.

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