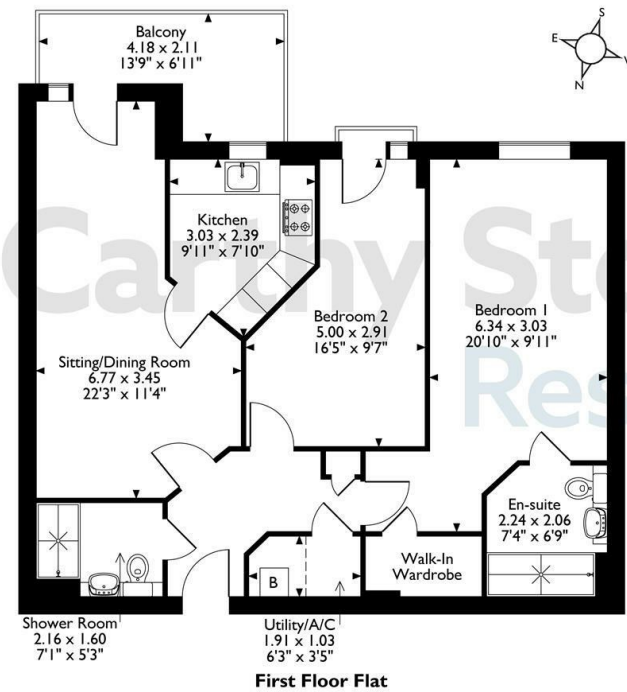


Waterman House, Flat 7, Macaulay Road, Broadstone  
Approximate Gross Internal Area  
75 Sq M/807 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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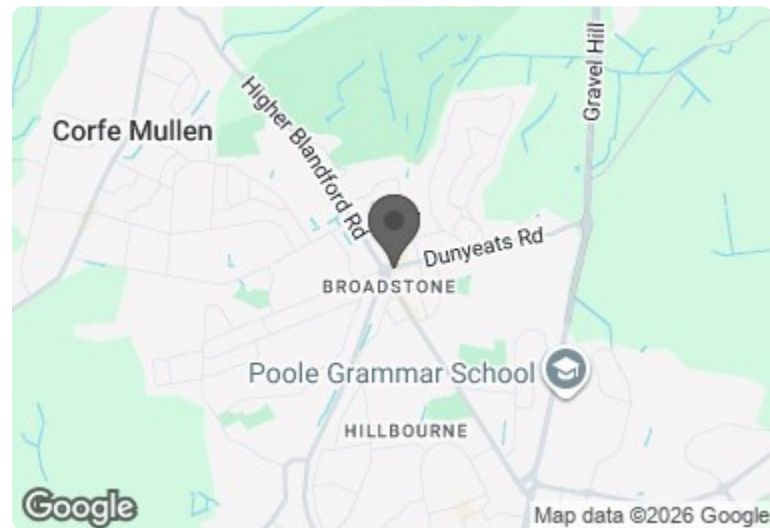
**7 Waterman House**

Macaulay Road, Broadstone, BH18 8AR

**PRICE REDUCED**



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**PRICE REDUCTION**

**Asking price £430,000 Leasehold**

This spacious first floor apartment features a large balcony off the living area, en-suite shower room, providing convenience and privacy, as well as a walk-in wardrobe, offering ample storage space for all your belongings. Situated close to shops and local amenities, this apartment offers both comfort and convenience.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Macaulay Road, Broadstone, Dorset, BH18

2 Bed | £430,000

PRICE  
REDUCED

## INTRODUCTION:

Waterman House is located in the heart of this thriving Town. This two bedroom apartment is situated on the first floor and with a garden outlook the apartment provides bright and welcoming accommodation presented in very good order throughout. The Living Room has a deep window with a generous walk out balcony and the quality kitchen has a host of integrated appliances. The excellent double bedroom with ensuite bathroom and walk-in wardrobe also enjoys a deep window and a second bedroom has a Juliette balcony. The apartment also boasts a second separate bathroom with shower.

Constructed in mid-2018 by multiple award-winning retirement developer McCarthy and Stone, Waterman House occupies a fantastic location 0.2 mile walk from 'The Broadway' a busy hub of shops which provides everything from Coffee Shops, M&S Food Hall, Bakery to card shops and jewellers. An elegant suburb of Bournemouth and Poole, Broadstone is well known for its large recreational fields and natural features. Social activities are also a strong focal point of Broadstone which hosts an annual Christmas parade and also supports numerous clubs and societies including Broadstone Golf Club, Broadstone Tennis Society and Broadstone Horticultural Society. The British Legion's local offices, Wessex Bowling Club and Rotary Club are also located in Broadstone. In terms of local amenities, a large Tesco and ASDA can be found within 2 miles of the development while other local shops are found within the immediate vicinity. Travel links are also strong with Poole and Bournemouth both accessible via bus with the closest bus stop only 141 ft from our development. For nature lovers, a pleasant walk is available at Pocket Park 0.7 miles from the development and is popular with dog walkers, bird watchers and joggers. Much of what there is to be enjoyed is within an easy level walk.

This is a 'Retirement Living' development providing an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the e day-to-day support of our excellent House Manager whose oversees the smooth running of the

development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys excellent communal facilities including a fantastic homeowners lounge, beautiful landscaped gardens, a 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. There is also a super guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

## ENTRANCE HALL:

With space for typical hall furniture and having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord. Shallow cupboard with meters, Double doors to the utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed paneled door to Living Room.

## LIVING ROOM:

A bright and airy room courtesy of the tall double-glazed windows having a full height opening panel and door opening to a walk-out balcony, The main room provides plentiful space for both living room and dining furniture. A feature glazed paneled door leads to the kitchen.

## KITCHEN:

Double-glazed window. Quality range of soft cream gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven, and concealed dishwasher, fridge and freezer. Ceiling spot light fitting and tiled floor.

## BEDROOM:

An excellent double bedroom with a large walk-in wardrobe with auto-light, hanging rails and shelving.

## EN-SUITE SHOWER ROOM

A modern shower room facility with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, level access walk-in shower and glazed screen, ladder radiator, ceiling spot lights, extensively tiled walls and floor.

## SECOND BEDROOM

Of a good-size with a deep double-glazed window opening onto a Juliette balcony.

## SHOWER ROOM

A modern shower room with a white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, bathroom cabinet with mirrored doors, easy-access walk-in shower and glazed screen, ladder radiator, ceiling spot lights, extensively tiled walls and floor.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge of £4,204.46 (until financial year ending 30/06/2026).

## LEASEHOLD

Lease: 999 years from 1st Jan 2018  
Ground rent: £495 per annum  
Ground rent review date: 1 Jan 2033

## PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum at present, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## ADDITIONAL INFORMATION AND SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

