



**Kennedy  
& Foster**

15 Broom Hall  
Broom  
SG18 9ND

**Guide Price £215,000 - £225,000**

- COUNTRY LIFE YET CONVENIENTLY PLACED
- WELL PRESENTED AND MUCH IMPROVED APARTMENT
- SET IN MATURE GROUNDS
- ONE DOUBLE BEDROOM
- REFITTED KITCHEN
- USE OF TENNIS COURTS, GYMNASIUM AND GREENHOUSE
- ALLOCATED PARKING
- CHAIN FREE



A REAL GEM! ENJOY COUNTRY LIFE YET CONVENIENTLY PLACED FOR THE COMMUTER. This one double bedroom well presented and much improved first floor apartment that must be viewed to fully appreciate what this gorgeous home has to offer. This location is stunning and Broom Hall is set in lovely mature grounds in this desirable village of Broom. Benefits include use of the tennis court, gymnasium, two separate areas for storage and the added benefit of a allocated parking. A viewing comes highly recommended by Kennedy & Foster the Sole Agents.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Storage cupboard with shelving, consumer unit. Laminate flooring, dado rail. Doors to:



#### **LOUNGE/DINING ROOM**

14' 01" x 12' 01" (4.29m x 3.68m) Sash window to front, laminate flooring, dado rail, coving to ceiling, energy efficient vertical radiator.

#### **BEDROOM**

10' 05" x 9' 09" (3.18m x 2.97m) Fitted triple wardrobe with hanging rails and shelving, sash window to front, laminate flooring, energy efficient vertical radiator. Door to:

#### **SHOWER ROOM**

Fully tiled shower cubicle with a Aqualisa Lumi (installed September 2024) & shower over, close coupled W.C, vanity basin with cupboard under, under floor heating, extractor fan, sash window.



#### **KITCHEN**

10' 5" x 7' 01" (3.18m x 2.16m) Wall, base and drawer units with handleless soft closing doors and work surfaces over, single drainer sink unit with mixer tap, integrated dish washer, microwave, washing machine and fridge/freezer, Bosch oven, electric hob and Neff extractor over, sash window to front.

#### **OUTSIDE**

Allocated parking space and shared visitor spaces., use of gymnasium and equipment, use of tennis court, bin store, shared use of two beautiful lawns to front and rear of property set in communal mature gardens, BBQ for shared use.

## AGENT NOTES - LEASE DETAILS

Lease 999 years from 1 December 1988

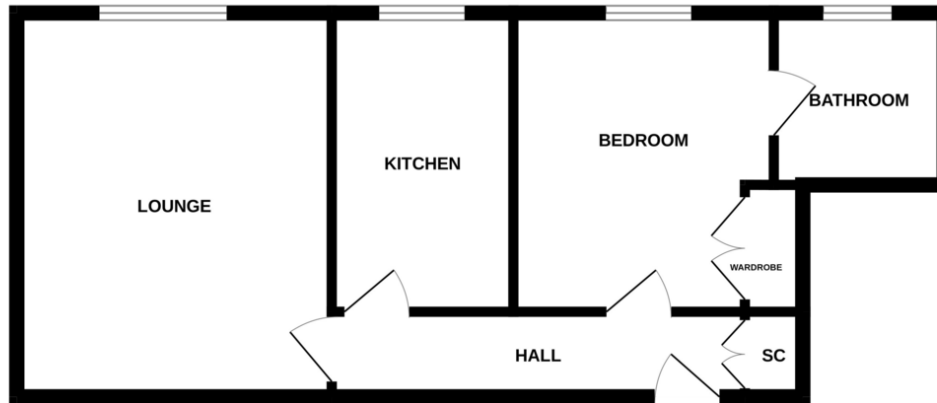
You would own 1/22nd share of freehold of this mid 18th century Manor house (Including official shareholder certificate)

Maintenance charge currently - £200 per month (which includes building insurance, landscape gardening, window cleaning, repairs to car park and building, cleaning of communal areas, all dealt by the company Bursar)

NO GROUD RENT CHARGE



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Tax band B

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements