



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	9
F	
E	46
D	
C	
B	
A	
Very energy efficient - lower running costs	



Description
GUIDE PRICE £375,000 - £390,000



Located on the ground floor of the desirable Broom Hall, this spacious two bedroom apartment is offered for sale with no upward chain. Broom Hall offers extensive well-kept communal gardens, gym and tennis courts. Contact us for a viewing on this truly stunning property.

Accommodation comprises of a grand and regal entrance hall with doors to the apartment. The hallway is welcoming and spacious and has doors to the main living room. This is a stunning room with large feature windows overlooking the rural grounds, there is also built in storage units.

In addition to this there is a fully fitted kitchen which has been re-fitted and has built in appliances.

There are three bedrooms, the master bedroom benefiting from large en-suite shower room. Bedroom 2 is also a double, the 3rd bedroom also has built in units and makes a fabulous office/work from home space.

In addition to this there is the main bathroom has a period style claw foot bath with separate shower, wash basin and W/C.

The grounds outside are truly beautiful and must be seen, this is a fantastic opportunity to acquire a stunning one off home not to be missed!



The property also has its own private parking space with room for 2 cars, a private gym, private tennis courts and a private outside area for tables and chairs.

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

