



1, Broom Hall

High Street, Broom,
Bedfordshire, SG18 9ND
O.I.E.O £450,000

COUNTRY PROPERTIES
PART OF HUNTERS

This stunning Grade II listed three bedroom ground floor apartment boasting a balanced blend of modern and period features is situated in a sought after rural location, yet just a short commute to the nearby amenities of Biggleswade.

- Living room with two feature full height sash windows
- Re-fitted kitchen with marble worktop and integrated Neff appliances
- Re-fitted bathroom with roll top bath
- Master bedroom with re-fitted en-suite shower room
- Extensive parking with allocated spaces
- Beautiful well maintained gardens of approximately 1 acre
- Private tennis court, gymnasium and beautiful communal gardens available to all residents

GROUND FLOOR

Entrance

Via the grand Portico with original door, opening into the communal entrance hall.

Entrance Hall

Victorian style radiator. Feature arch recess. Dado rail. Tiled flooring. Door into inner hall. Door into:

Bathroom

Three piece suite comprising roll top bath with mains shower and telephone style mixer attachment, vanity wash hand basin and high level wc. Partially tiled walls and tiled flooring. Electric boiler. Feature arch multi pane obscure double glazed window to rear.

Inner Hall

Steps up to archway leading to living room. Doors into kitchen, master bedroom, bedroom 2/dining room and bedroom 3.

Living Room

20' 5" (max) x 16' 7" (6.22m x 5.05m) Two full height double glazed sash windows to front. Feature fireplace with inset electric fire, timber surround and tiled hearth. Two Victorian style radiators. Feature arched recess with shelving. Dado rail. Three wall lights.



Kitchen

9' 6" x 8' 5" (2.90m x 2.57m) A range of wall and base units with marble worksurfaces and high gloss brick effect tiled splashbacks. Fitted eye level Neff electric oven and induction hob with extractor hood over. Space for fridge/freezer. Inset ceramic sink with drainer and swan neck mixer tap over. Integrated Neff dishwasher. Ceramic tiled flooring. Double glazed window set in feature gothic arch to the rear.

Bedroom 1

13' 0" (max) x 12' 7" (3.96m x 3.84m) Feature gothic arch style sash window to rear. Underfloor heating. Victorian style radiator. Door into:

En-Suite Shower Room

Suite comprising double shower enclosure, low level wc and large vanity wash hand basin. Victorian style radiator. Partially tiled walls and tiled flooring. Underfloor heating. Chrome heated towel rail. Obscure glazed sash window to rear.

Bedroom 2/Dining Room

12' 1" x 9' 7" (3.68m x 2.92m) Two full height arched double glazed sash windows to front. Wood effect flooring. Victorian style radiator.

Bedroom 3

13' 11" (max) x 8' 4" (max) (4.24m x 2.54m) Sash windows to rear. Fitted wardrobes with overhead storage. Victorian style radiator.

Basement Storage

Large area with lock up 12' x 8' cage and access to the gymnasium.

OUTSIDE

Communal Gardens

Well maintained gardens of approximately one acre predominantly laid to lawn with mature trees & shrubs. There is a hard surface tennis court, bin store and greenhouse. The tree lined gravel drive provides seclusion for all the apartments.

Parking

Extensive parking with allocated spaces.

Agents Note:

The vendor informs us there is a maintenance charge of £200 per month, to include buildings insurance. The lease is 999 years from 1988.

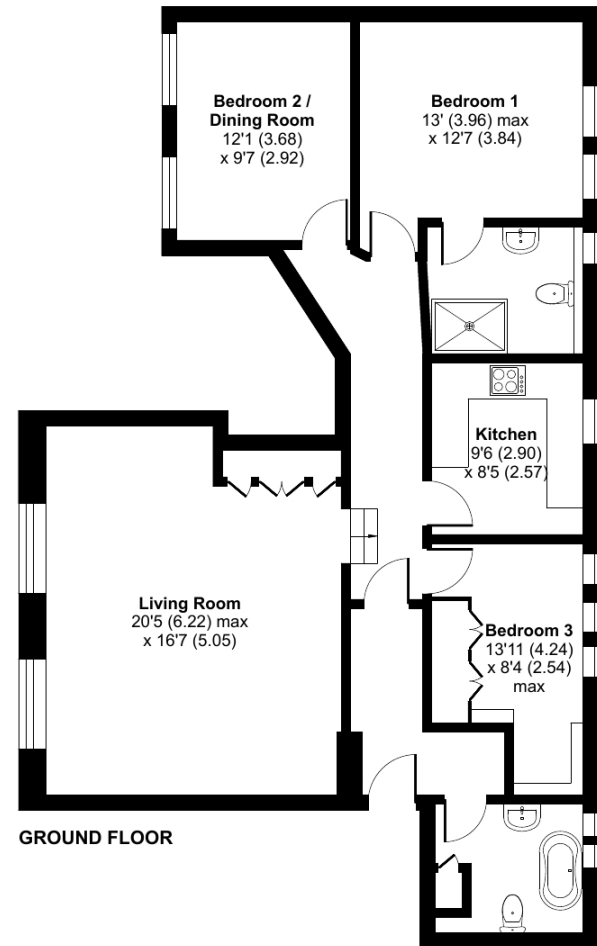
The vendor advises the windows will all be updated throughout the apartment which has already been budgeted and financed. At present, most of the windows have been replaced. There are still some windows that are due to be replaced to the North elevation of the property and the owner awaits confirmation when the work will commence. We advise any buyer to check all of this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1072 sq ft / 99 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 944804



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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