



12, Broom Hall

Broom,
Bedfordshire, SG18 9ND
O.I.E.O £200,000

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properties

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

- Ideal for 1st time buyers
- Beautiful well maintained gardens of approximately 1 acre
- Re-decorated throughout
- Allocated parking for 1 car
- Good investment opportunity approx rental value of £995 pcm
- 963 years remaining on lease

GROUND FLOOR

ENTRANCE

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

ENTRANCE HALL

Cloakroom area with ample storage. Victorian style radiator. Feature arch recess. Dado rail. Tiled flooring. Door into inner hall. Door into:

FIRST FLOOR

Living / Dining room

17 x 11'6 (5.18 x 1.51) Max
Two full height double glazed sash windows to front. Exposed beam. Radiator.

Kitchen

9'4 x 8'7 (2.84 x 2.26)
Fitted with a range of multiple wall and base units. Large storage cupboard. Electric oven and induction hob with extractor hood over. Integrated fridge/freezer. Inset ceramic sink with drainer and swan neck mixer tap over. Space for Washing machine. Wood flooring. Double glazed window.

Bedroom

12'10 x 7 (3.91 x 2.13)
Double glazed window. Radiator. Carpet.



Bathroom

Obscure double glazed window to side aspect. Three piece suite comprising panel enclosed bath with shower over and glass screen. Low level wc. Pedestal wash hand basin. Half tiled. Ceramic tiled flooring. Radiator. Large shelved airing cupboard located outside bathroom.

Basement Storage

Large area. 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

Allocated parking with ample visitor parking.

Agent Note

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

We advise any buyer to check all of this information with their legal representative prior to exchange of contracts.

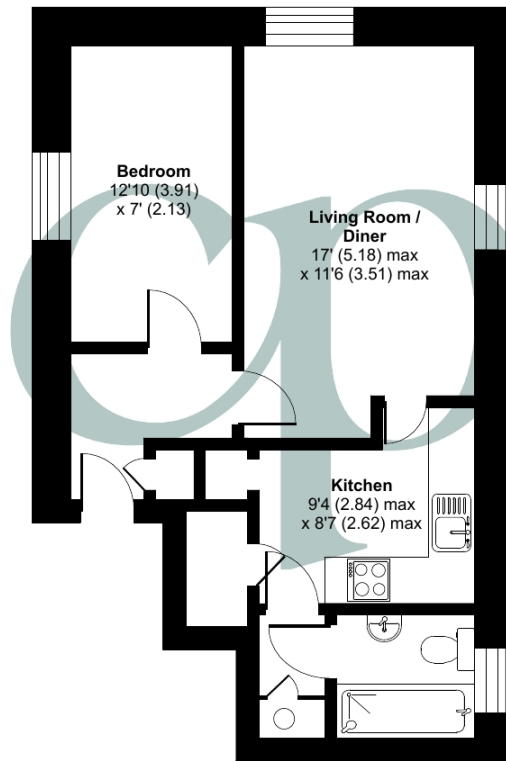
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



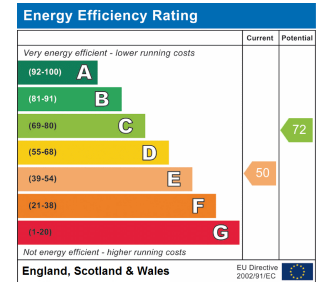


Approximate Area = 471 sq ft / 43.8 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1178516

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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