



**Kennedy
& Foster**

12 Broom Hall
High Street
SG18 9ND
£215,000

- ONE BEDROOM
- FIRST FLOOR APARTMENT
- 16FT LOUNGE/DINER
- NO UPWARD CHAIN
- WELL KEPT COMMUNAL GARDENS
- ALLOCATED PARKING
- GYM AND TENNIS COURTS
- DESIRABLE VILLAGE LOCATION



Located on the first floor of the desirable Broom Hall, this one bedroom apartment is offered for sale with no upward chain. Broom Hall offers extensive well kept communal gardens, gym and tennis courts. Early viewing is advised to avoid disappointment. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling, decorative dado rail, built in cupboard with hanging rail and shelf. Doors to:



LOUNGE/DINER

16' 07" x 11' 06" (5.05m x 3.51m) Dual aspect sash windows, decorative dado rail, two electric panelled radiators, coving to ceiling, ceiling beam. Door to:

KITCHEN

9' 06" x 7' 11" (2.9m x 2.41m) Wall, base and drawer units with work surface over, alcove with space for fridge/freezer and washing machine, stainless steel single drainer sink unit with mixer tap, sash window, storage cupboard, built in oven and ceramic hob, extractor over. Door to:

INNER LOBBY

Cupboard housing hot water cylinder. Doors to:



BATHROOM

Panelled bath with shower over, pedestal basin, low level WC, frosted window.

BEDROOM

12' 10" x 6' 10" (3.91m x 2.08m) Coving to ceiling, sash window.

OUTSIDE

Communal garden, allocated parking, access to tennis court.

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



When every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, stairways, closets and any other areas are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, facilities and equipment shown here are not listed and no guarantee is made as to their availability or efficiency can be given.
 Drawn and Measured 12/2021

COUNCIL TAX BAND

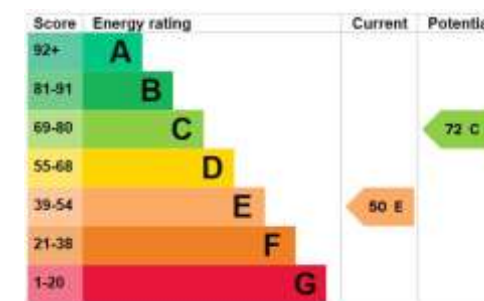
Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

2 Market House
 Market Square
 Biggleswade
 Bedfordshire SG18 8AQ

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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 are 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