



Connells

Broome House Halifax Drive
Melton Mowbray

Broome House Halifax Drive Melton Mowbray LE13 0GL

for sale
£130,000



Property Description

Located in a quiet residential development just off Halifax Drive, Broome House is a well-maintained first-floor apartment offering comfortable and low-maintenance living.

This two-bedroom flat is ideal for first-time buyers, downsizers, or investors seeking a solid rental opportunity.

The property features a spacious open-plan living and dining area, a separate fitted kitchen, and two double bedrooms with built-in storage. The bathroom includes a full-sized bath with overhead shower, basin, and WC.

Double glazing and electric heating provide year-round comfort, and the flat benefits from allocated parking and secure communal access.

Situated within walking distance of Melton Mowbray town centre, shops, and public transport links, this apartment offers convenience and value in a well-connected location.

Living Room

Irregular Shaped Room x (x)

Bright open-plan space with room for sofa, dining table, and media unit. Equipped double glazed patio doors and leads into the kitchen area.

Kitchen

Irregular Shaped Room x (x)

Fitted kitchen with wall and base units, electric oven, hob, and space for appliances.

Bedroom 1

11' 3" x 11' 3" max (3.43m x 3.43m max)

Comfortable double room with built-in wardrobe and double glazed window.

Bedroom 2

12' 2" x 6' 10" (3.71m x 2.08m)

Versatile single or small double room, ideal for guests or a home office.

Bathroom

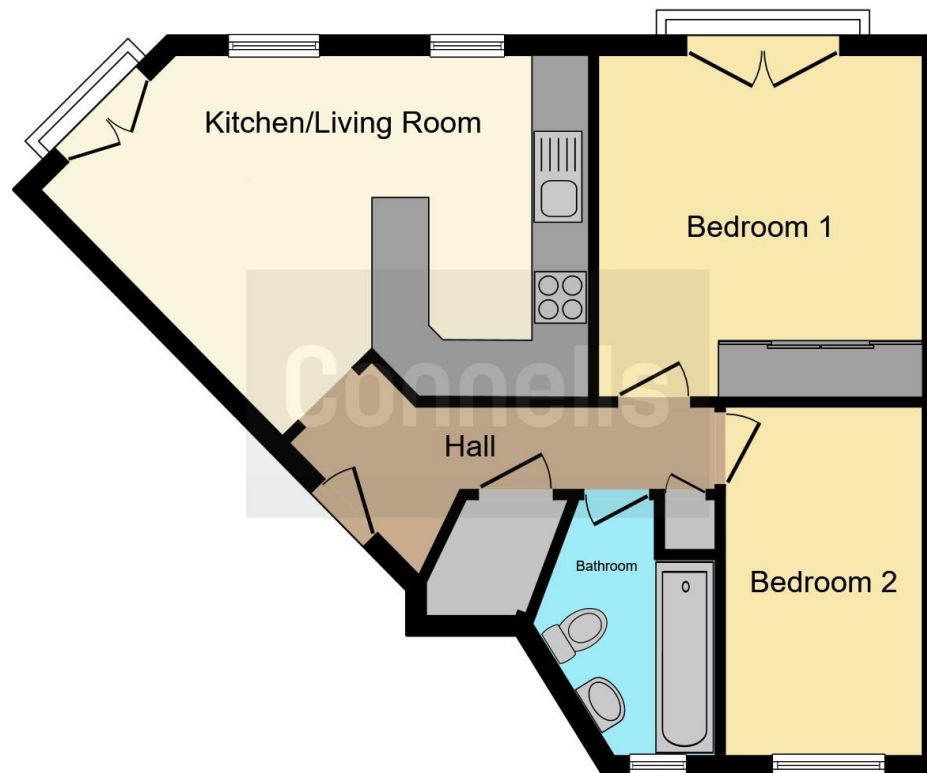
Three-piece suite with bath, shower over, basin, and WC.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
 MELTON MOWBRAY LE13 0TR

EPC Rating: B Council Tax
 Band: B

Service Charge: 500.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MOW307622

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307622 - 0004