



LexAllan
Grove *Village*

...doing things differently

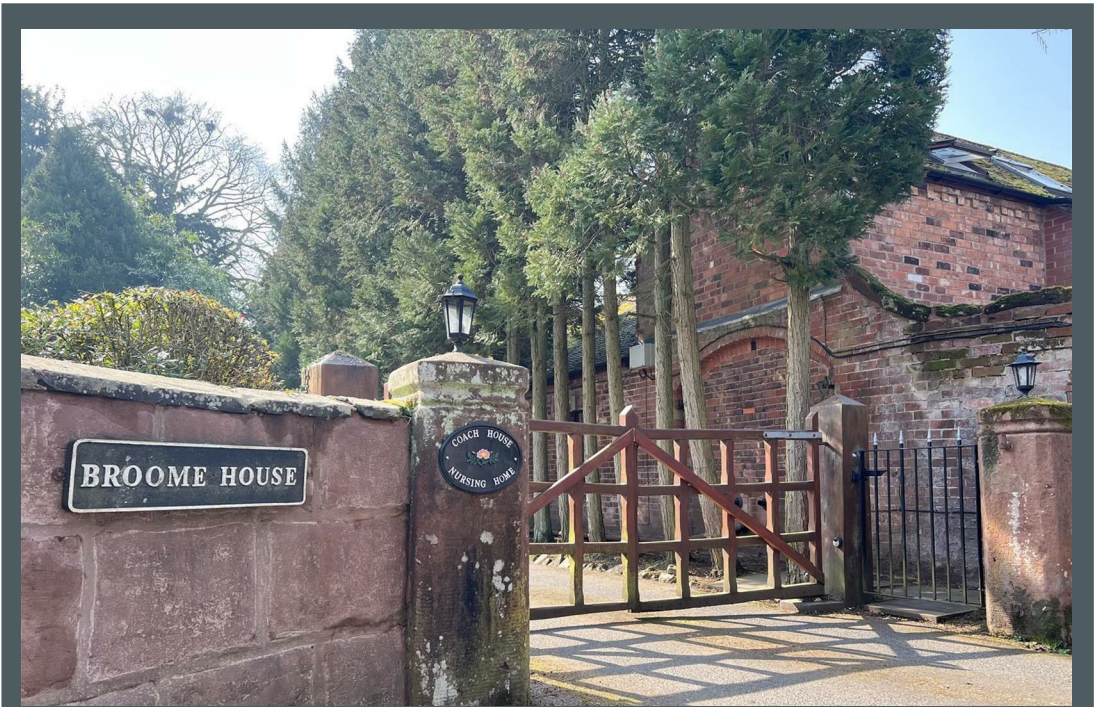
Apartment 7, Broome, DY9 0HB

Guide Price £280,000

Home with a lakeside view

CHARMING ONE BED APARTMENT IN THE BEAUTIFUL VILLAGE OF BROOME! Broome House is Grade 2 listed with period features, first built in 1768 and finished to the highest specification. It was once the home of the head of Woodward Grosvenor & Co, it was converted into 11 luxurious apartments in 2008 and retains many of the original features of the house.

The apartment itself comprises of a stunning high ceiling lounge with a beautiful sandstone fireplace leading through into the kitchen area, master bedroom with ample fitted wardrobes and large bathroom. The use of the communal area with open grounds are an exceptional addition to the property with large lawns, various seating areas and views of the lake. The peaceful surroundings and beautiful approach make this apartment one to be proud to come home to! Leasehold.16/7/2024 EJ V2 EPC=D



 **Lex Allan Grove loves...**
The beautiful period features!



Approach

Via electric gates with private driveway and allocated parking on the lakeside. Ample visitor parking also situated within the grounds. Main entrance access via intercom system giving access to the communal main lounge with a feature fireplace and original features. Stairs and lift leading to first floor and front door giving access to:

Entrance Hall

With central heating radiator, airing cupboard and glass door leading through to:

Living Room 16'0" max 10'9" min x 15'8" max 11'9" min (4.9 max 3.3 min x 4.8 max 3.6 min)

With two windows to front, central heating radiator and feature sandstone fireplace with electric fire. Step up into kitchen.

Kitchen 15'1" x 5'6" (4.6 x 1.7)

With window to side, central heating radiator and fitted wall and base units with granite work surface over. One and a half bowl stainless steel sink with drainage, integrated oven with hob and extractor fan over, integrated fridge freezer and space for washing machine and dishwasher.

Bedroom 8'6" x 15'5" (not into wardrobe) (2.6 x 4.7 (not into wardrobe))

With large feature window to side, central heating radiator, door through into bathroom and fitted sliding door wardrobes with access to walk in wardrobe.

Walk In Wardrobe

Access via sliding door wardrobe with ample shelving and rails for storage.

Bathroom 5'10" x 8'2" (1.8 x 2.5)

Accessed via hallway and bedroom with chrome heated towel rail and tiling to walls. Glass walk in shower cubicle and fitted vanity area with low level w.c., large Heritage hand wash basin and ample cupboards for storage.

Gardens

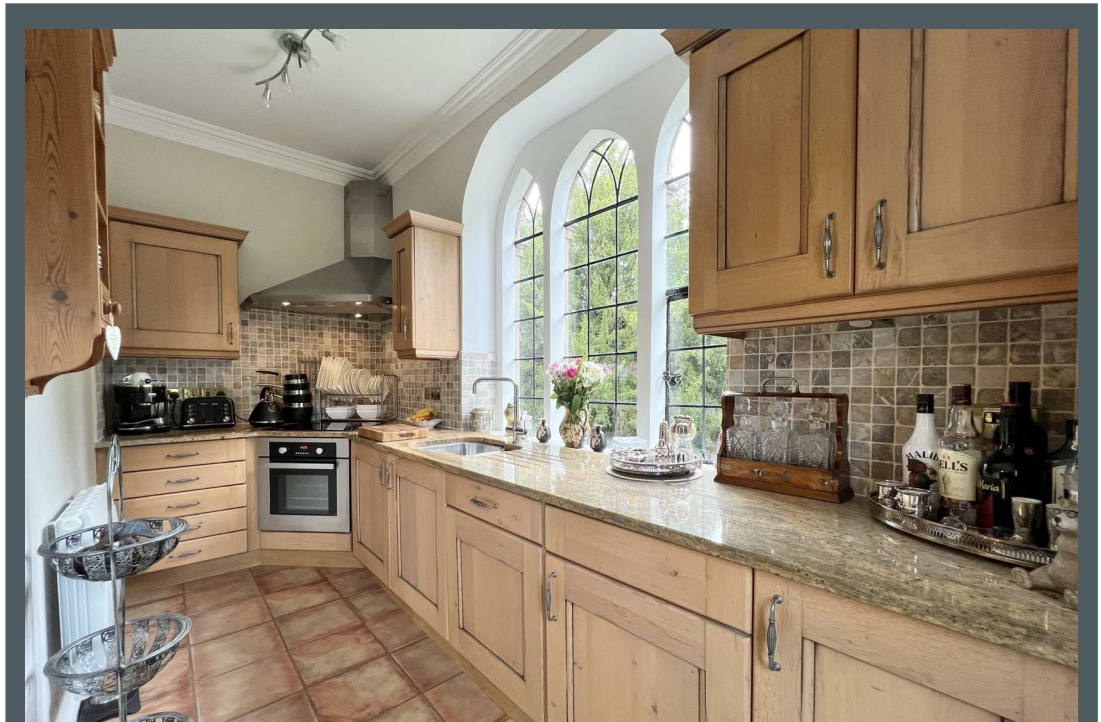
Communal grounds with use of a section of seating areas, approximately 6 acres of gardens to explore and a large lake adding tranquillity.

Parking

Allocated spaces for residents with separate visitor car park.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold and Grade II listed, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is 110 years remaining on the lease with an annual ground rent of £250.00 and an annual service charge of £3142.00.







Council Tax Band

The council tax band is C.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On

average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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