



Flat 6, Broome House, 13 Halifax Drive, Melton
Mowbray, LE13 0GL

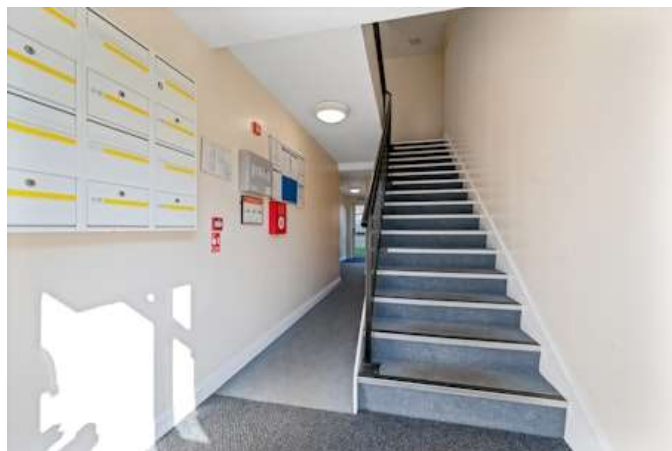
 **NEWTON FALLOWELL**

2 2 1

Key Features

- Second Floor Apartment
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom & En-suite Shower
- Close to Local Amenities
- Allocated Parking
- Ideal First Time/Investment Buyer
- EPC Rating C
- Leasehold

OIRO £130,000





Parking Arrangements: Allocated Parking
Windows: Double Glazed
Heating: Gas Central Heating
Vendors Position: Buying on
Garden Orientation: West Facing Rear
EPC Rating: C
Council Tax Band: B
Total Living Space: Approx 678 sq ft

Situated in a quiet cul-de-sac off Halifax Drive within walking distance to the town centre, Broome House is a well maintained second-floor apartment having the benefit of allocated parking. Offering an ideal opportunity for the first-time or investment buyer, the accommodation comprises in brief, entrance hall, living room, fitted kitchen, two double bedrooms, an en-suite shower room and a three-piece bathroom. Outside to the front is allocated parking and well-kept communal grounds.

Accessed via the front door with intercom security into the communal hallway and stairs rising to the second-floor apartment. Door leading into the entrance hall with wood laminate flooring, two storage cupboards and door off to a light and airy living room with two double glazed windows and a Juliette balcony with French doors opening on to the communal grounds, TV point and space to dine. The kitchen is fitted with a range of white wall and base units, roll top work surfaces, tiled splashbacks, sink and drainer, integrated oven and gas hob with a stainless-steel extractor hood above, space and plumbing for a washing machine, dishwasher and fridge, wall mounted central heating boiler and radiator. There are two double bedrooms, the main bedroom having a Juliette balcony and door off to an en-suite shower room. The main bathroom has a white three piece suite comprising a low flush WC, wash hand basin and bath, an overhead shower and shower screen.





Outside to the front is allocated parking for one car and well kept communal gardens which are maintained with the Service Charge.

The property is Leasehold with 106 years remaining and the quarterly service charge is approximately £590.00 which includes the building insurance, fire protection, window and communal cleaning, general repairs and is reviewed yearly.

Entrance Hall



Living Room 4.39m x 6.93m (14'5" x 22'8")

Kitchen 2.92m x 2.39m (9'7" x 7'10")

Bedroom One 3.61m x 3.12m (11'10" x 10'2")



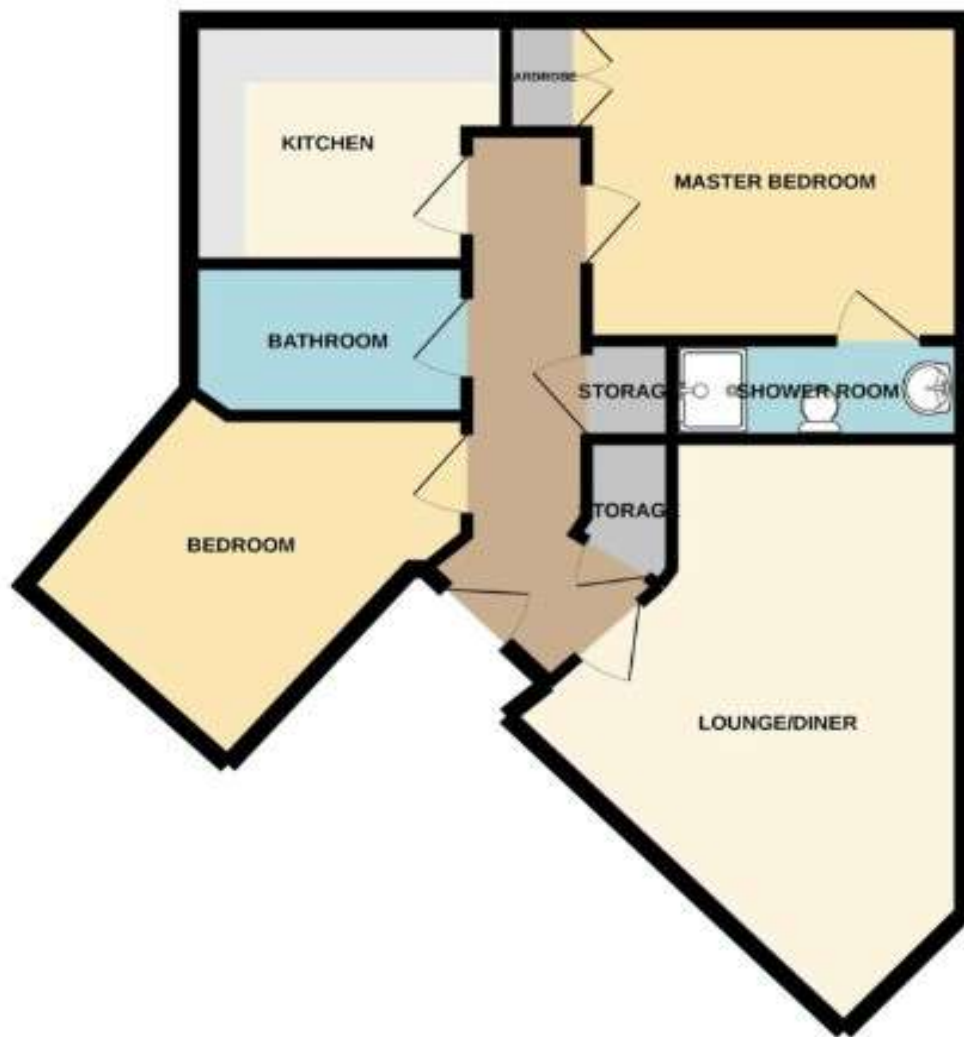
En-suite Shower Room

Bedroom Two 2.84m x 3m (9'4" x 9'10")

Bathroom







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: Melton Borough Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.