



**LexAllan**

local knowledge exceptional service

11 Broome House, Broome, Stourbridge, DY9 0HB



## **\*\* RARE OPPORTUNITY TO PURCHASE \*\***

This exceptional two bedroom apartment has been meticulously modernised and well maintained by the current owners. Situated to the top floor of Broome House this truly is a rare opportunity to purchase such a high standard apartment that is ideal for those looking to live in an exclusive conversion nestled in the heart of Broome. In brief the property comprises of; communal entrance with lounge area, reception hall, lounge/diner, kitchen, two double bedrooms and shower room. Allocated parking can be found to the front with two space as well as immaculate communal grounds. Viewings are highly recommended to appreciate the accommodation on offer.



## **Approach**

Gates allow access into the immaculate grounds of Broome House, two allocated parking spaces can be found to the front along with a separate visitor car park. Picturesque grounds including sweeping lawn areas along with its own lake.

## **Communal Entrance**

Secure and immaculate hall with stairs rising to third floor, lift access and communal lounge area.

## **Entrance Hall**

Spacious hall with doors radiating off, fitted storage, Irving cupboard, two central heated radiators, intercom.

## **Lounge/Diner**

**22'2" x 16'5" (6.76 x 5.02)**

A bright and welcoming lounge area with three ss windows over looking the communal ground and further field, electric fire places with surround, two central heated radiators.



### Kitchen

9'9" x 8'7" (2.99 x 2.62)

Growth of wall and base units, electric oven, 'Neff' four ring gas hob with extractor above, integrated fridge/freezer, breakfast bar, tiled splashback, under counter lighting, double glazed window to rear, central heated radiator, tiled flooring.

### Bedroom 1

15'8" x 12'0" (4.79 x 3.68)

Fitted wardrobes, double doors lead out to the rear, sash window with far reaching views, central heated radiator.



### Shower Room

Shower, wash hand basin, w.c, tiled flooring chrome heated towel rail, spot lights, shaver socket, skylight.

### Bedroom 2

14'0" x 9'6" (4.28 x 2.91)

Ample fitted wardrobes providing superb storage space, sash window to side, central heated radiator, spot lights.

### Allocated Parking

Two spaces to the front.

### Tenure (Leasehold).

References to the tenure of a property are based on information supplied by the seller. We are advised by the seller that the property is leasehold with 110 years remaining on the lease a ground rent of £250 per annum and a service charge of £\_\_\_\_\_ per annum. A buyer is advised to obtain verification from their solicitor.





Money Laundering Regulations.

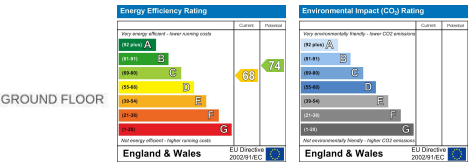
Please note that under the MONEY LAUNDERING REGULATIONS 2017 we are legally required to verify the identity of all purchasers and the source of their funds to enable the purchase, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. Lex Allan reserves the right to obtain electronic verification of any relevant document sought which there will be a charge to the purchasers at £24 inc VAT per person. If your offer is acceptable we will be required to share personal details with relevant third parties regarding your chain details on your sale/purchase.

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 £240 inc VAT 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 surveyors who we are confident will provide you with a first class service relevant to your property needs, we will again receive a maximum referral fee of £200 inc vat. This referral fee does not impact the actual fee that you would pay had you approached them direct 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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