



Apartment 5, Broadfield House
Compton Drive, Kingswinford DY6 9NS.

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Collection

The Lex Allan Collection is pleased to present this stunning two bedroom duplex apartment, set within Broadfield House, a Grade II listed building that was once the Kingswinford Glass Museum. Arranged over two floors, the apartment retains many original features and offers well-appointed accommodation including an inviting reception hallway, a beautifully fitted kitchen with dining area, a separate utility room, a cloakroom, and an impressive lounge with high ceilings. There are two spacious double bedrooms and a stylish shower room. The property also benefits from two allocated parking spaces.

Entrance Hall

With a door leading from the communal hallway this inviting reception hallway has stairs to the lounge and first floor landing, engineered oak flooring, door to kitchen dining, storage cupboard and a central heating radiator.

Kitchen/Diner

14' 1" x 14' 9"

Fitted kitchen with a range of wall and base units, quartz work surfaces with matching upstands, electric hob, electric oven, extractor fan, integrated fridge freezer and dishwasher, inset stainless steel sink, engineered oak flooring, door to utility room, recessed spotlights, sash window and a central heating radiator.

Utility Room

6' 2" x 5' 10"

Base unit with work surface over, electric combi boiler, plumbing for washing machine, sash window and door to cloakroom.

Cloakroom

WC, wash hand basin, tiled floor and walls, recessed spotlights, extractor fan and a central heating radiator.

Lounge

23' 11" x 18' 0"

Open lounge with feature high ceilings has log burner, engineered oak flooring, two fitted window seats with built in storage, two sash windows and two central heating radiators.



Landing

Stairs leading from the entrance hall and doors to bedrooms and bathroom.

Bedroom One

11'5" x 12'5"

Sash window and central heating radiator.

Bedroom Two

10'5" x 11'9"

Sash window and central heating radiator.

Shower Room

Fitted shower room has a walk in shower cubicle with waterfall shower head and separate shower attachment, tiled floor and walls, WC, wash hand basin set into vanity unit, recessed spotlights, extractor fan and a chrome heated towel rail.

Parking

Two allocated parking spaces.

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 £30 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 £300 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.

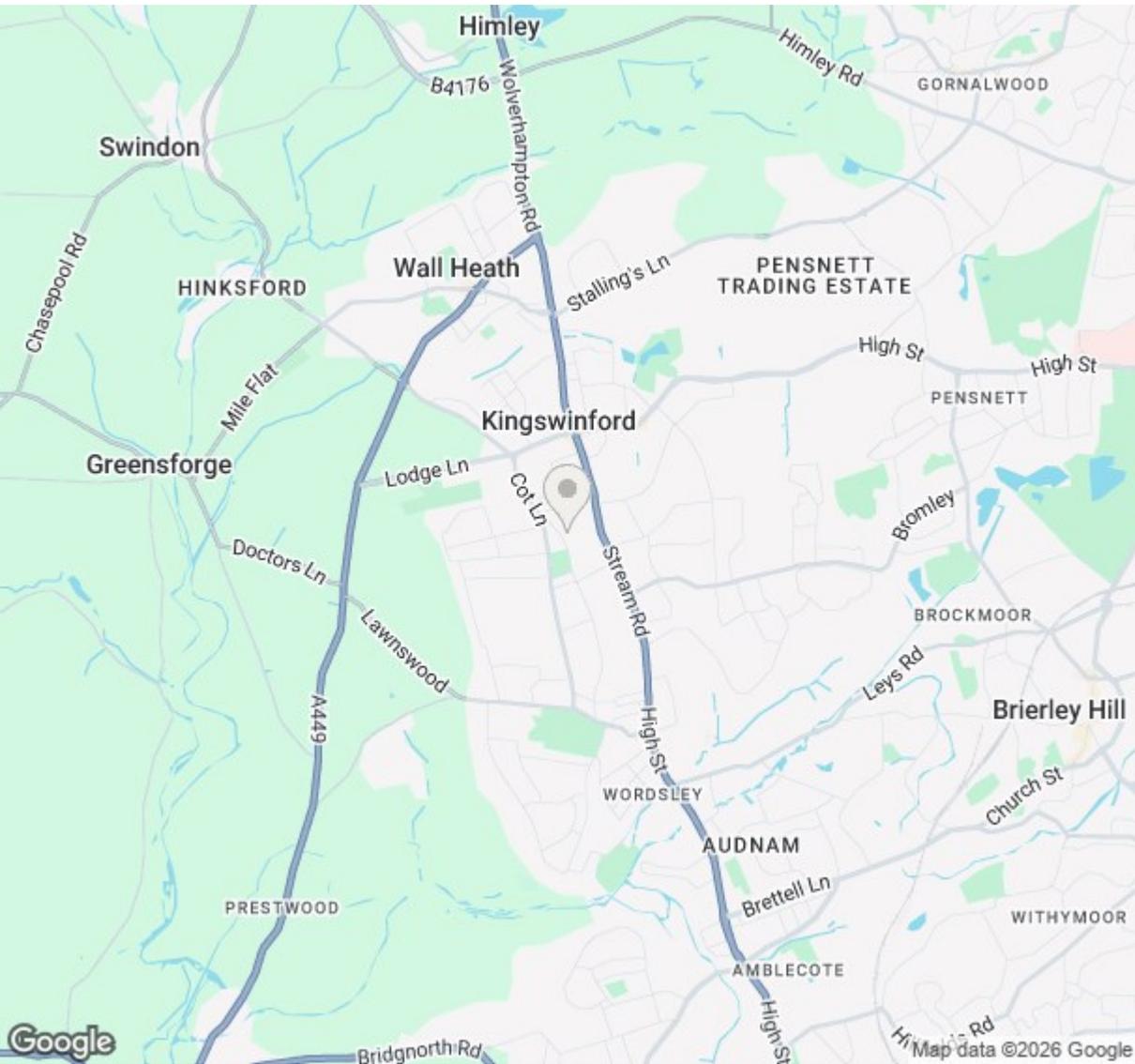
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

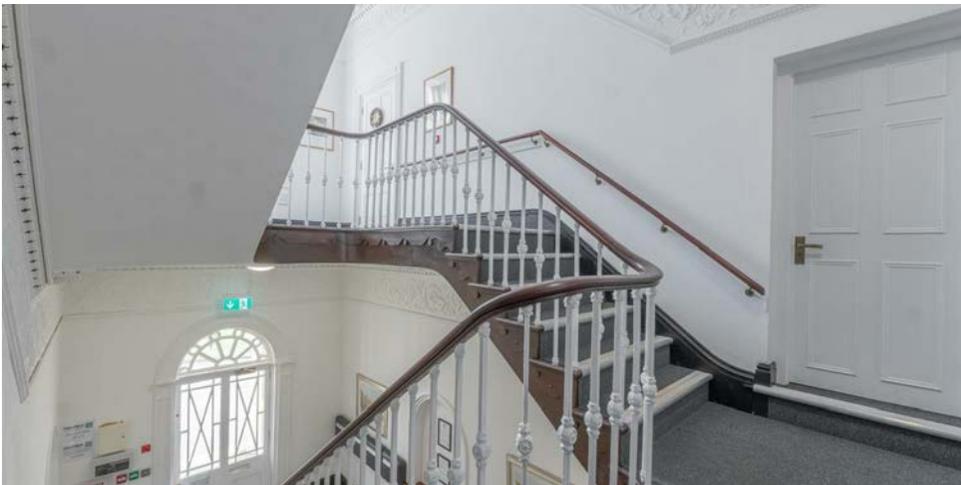
Tenure (Leasehold).

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 119 years remaining on the lease a service charge of £2014.89 per annum. Apartments 1, 2, 4, 5 are the freeholders in equal shares. A buyer is advised to obtain verification from their solicitor.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales EU Directive 2002/91/EC



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 artist's 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 1:00pm.

Lex Allan Estate Agents

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