



1305 BROOM ST N 208, Wilmington, DE 19806

RES [ACT]

\$99,900



MLS#: 4433302	Sub/Nei: WILM #11	Type : Unit/Flat	BR/Bth: 1/ 1.0
Area: WILMINGTON	SchDist: RED CLAY CONSOL	Design: LoRisel-4st	ApxAge: 75 NC : N
Cnty: NEW CASTLE COUNTY	TxID: 2602020190C0208	Style :	Floor#: 2 C/A: N

**Directions**

Delaware Ave. To South On Broom, One Block To Denbigh Hall (On Right Side)  
Map: N008D07 CrsSt: 13th

Room Dimensions		Room & Bath Count	
LR/GR : 16x13 M	Main BR: 12x12 M	TotalRooms: 4	Bedr: 1
Din Rm: 8x 7 M	2nd BR: x	Total FBth: 1	PBth: 0
Kitchn: 9x 8 M	3rd BR: x	Upper FBth:	PBth:
Fam Rm: x	4th BR: x	Main FBth: 1	PBth:
Excls : Personal Property		Lower FBth:	PBth:
Incls : Refrigerator & Stove, Window A/C Unit		Garage: N	Bsmt: N

Schools	Lot Info	Taxes Fees & Ownership	
PubHigh:	AprxAcr: 0	RE Taxes: 948	Condo Asn: Y
PubMidl:	AprxLSF: 0	Tax Year: 2003	HmOwn Asn: N
PubElem:	Zoning : RES	Assessmt: 35800	Assn Fee : 233
PubEle2:	LotDim : 00x00		Fee Freq : M

**Remarks**

Welcome to Denbigh Hall - one of the most sought after condominiums in the heart of Trolley Square. This wonderful 2nd floor home with elevator access features 1 bedroom & 1 full bathroom, hardwood floors throughout, fresh paint, new kitchen floor, custom moldings, floor casing & deep window sills, lots of light, good closet space & A/C window unit included. Relax & Enjoy the wonderful views of the brand new fishpond. The \$233 condo fee is a great value for the area & includes everything but telephone & cable. Lockbox is on the side of the building (Side gate on 14th St).

**Features**

**Heat/Cooling/Utilities:** OilHeat, Radiators, Wall/WindowAC, OilHotWater, PublicWater, PublicSewer, CircBreakers, CommonSharedLndry  
**Garages/Parking:** StreetParking  
**Interior:** Elevator, Liv/GreatRmEnt, FinishedWood **Kit:** FullKit(NotEatIn), ElecCooking  
**Exterior:** StoneFound, FlatRoof, BrickExt, Sidewalks, StreetLights  
**Other:** Condo-FeeSim, Immediate, ComAreaMaint, ExtBldgMaint, LawnMaint, SnowRemoval, TrashRemoval, ElecFee, HeatFee, WaterFee, SewerFee, HotWtrFee, InsuranceFee **Fin/Condition:** ConvenFin, Average+ **Showing:** CallToShow, ElectLockBox



For More Information Contact:

**Vince Grillo**

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Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

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Price: \$99,900



Fish Pond



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