



## 23 Chilworth Gate Silverfield

Broxbourne EN10 6NN

**Offers In Excess Of £205,000**



OFFERED CHAIN FREE & WITH A NEW EXTENDED LEASE ON COMPLETION. This ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT is located within walking distance to Broxbourne Station, Local Shops, Bus Routes and Excellent Schools for all ages.

The property offers 18ft Lounge/Diner, Modern Fitted Kitchen, Bathroom/W.C, Built in Wardrobes to the Bedroom, uPVC Double Glazing, Gas Central Heating, Security Entryphone and Communal Parking.



## ACCOMMODATION

Communal entrance door to:

### RECEPTION HALL

Laminate wood flooring. Radiator. Security Entryphone handset.

### LOUNGE/DINER

18'9 x 9'10 (5.72m x 3.00m)

Side aspect uPVC double glazed window. Laminate wood flooring. Two Radiators.

### FITTED KITCHEN

8'4 x 7'2 (2.54m x 2.18m)

Front aspect uPVC double glazed window. Range of wall and base units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Gas cooker. Plumbing for washing machine. Wall mounted gas boiler.

### BEDROOM

11'9 x 8'8 (3.58m x 2.64m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.

## BATHROOM/W.C

7'1 x 6'5 max (2.16m x 1.96m max)

Panel enclosed bath with mixer tap and separate shower unit. Tiled surround with glazed screen. Wash hand basin with cupboard under. Low level W.C. Extractor fan. Radiator.

## OUTSIDE

Residents parking. Communal gardens. Dustbin store and communal drying area.

## AGENT NOTES

Lease: The lease is currently being extended and will come with a 147 Year lease on completion.

Service charge: £1000 per year.

Ground rent: £60 per year.

### Road Map



### Hybrid Map



### Terrain Map



### Floor Plan

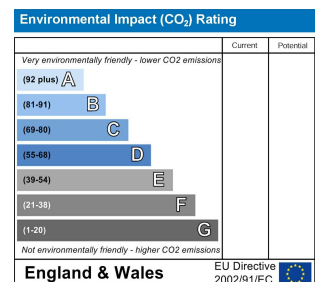
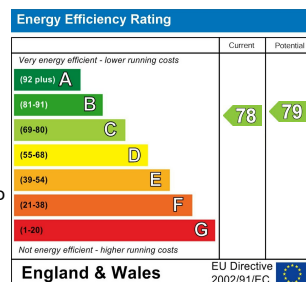


### Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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### Energy Efficiency Graph



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