



Flat 4, 167 High Road

Broxbourne EN10 7BT

Offers In Excess Of £300,000



OFFERED CHAIN FREE!!! KIRBY COLLETTI are pleased to present this immaculately presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT within this charming period building. Located on Broxbourne High Road, which is ideally situated within a mile of Broxbourne Railway Station, Local Shops, Bars/Pubs & Restaurants, Bus Routes , Broxbourne Sports Club & Hertfordshire Golf & Country Club.

Some of the many features include a Share of The Freehold, 22ft Living Room, uPVC Double Glazed Sash Windows, Re Fitted Kitchen, Re Fitted Bathroom, Garage & Parking To Rear.



ACCOMMODATION

Entrance door to:

ENTRANCE LOBBY

Door to Living Room.

LIVING ROOM

22'1 x 12'3 (6.73m x 3.73m)

Two rear aspect uPVC double glazed windows. Two radiators. Laminated wood flooring. Door to:

INNER HALL

Airing cupboard. Access to loft. Laminated wood flooring.

RE FITTED KITCHEN

6'6 x 6 (1.98m x 1.83m)

Side aspect uPVC double glazed window. Re fitted White high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and hob with extractor canopy over. Space for fridge, Space and plumbing for washing machine. Radiator. Tiled floor.

BEDROOM 1

12'10 x 12 (3.91m x 3.66m)

Front aspect uPVC double glazed window. Laminated wood flooring. Radiator.



BEDROOM 2

11'8 x 8'9 (3.56m x 2.67m)

Front aspect uPVC double glazed window. Laminated wood flooring. Radiator.

BATHROOM/W.C

Fully tiled walls and floor. Curved shower ended bath with mixer tap and shower attachment and glazed screen. Low level W.C. Wash hand basin with cupboard under. Recessed ceiling spotlights. Chrome heated towel rail.

OUTSIDE

Allocated parking and Garage to rear of building.

AGENTS NOTES

Shared of Freehold, with a 125 year lease from 01/01/2010

SERVICE CHARGE: £125 per month

GROUND RENT: Zero

Road Map



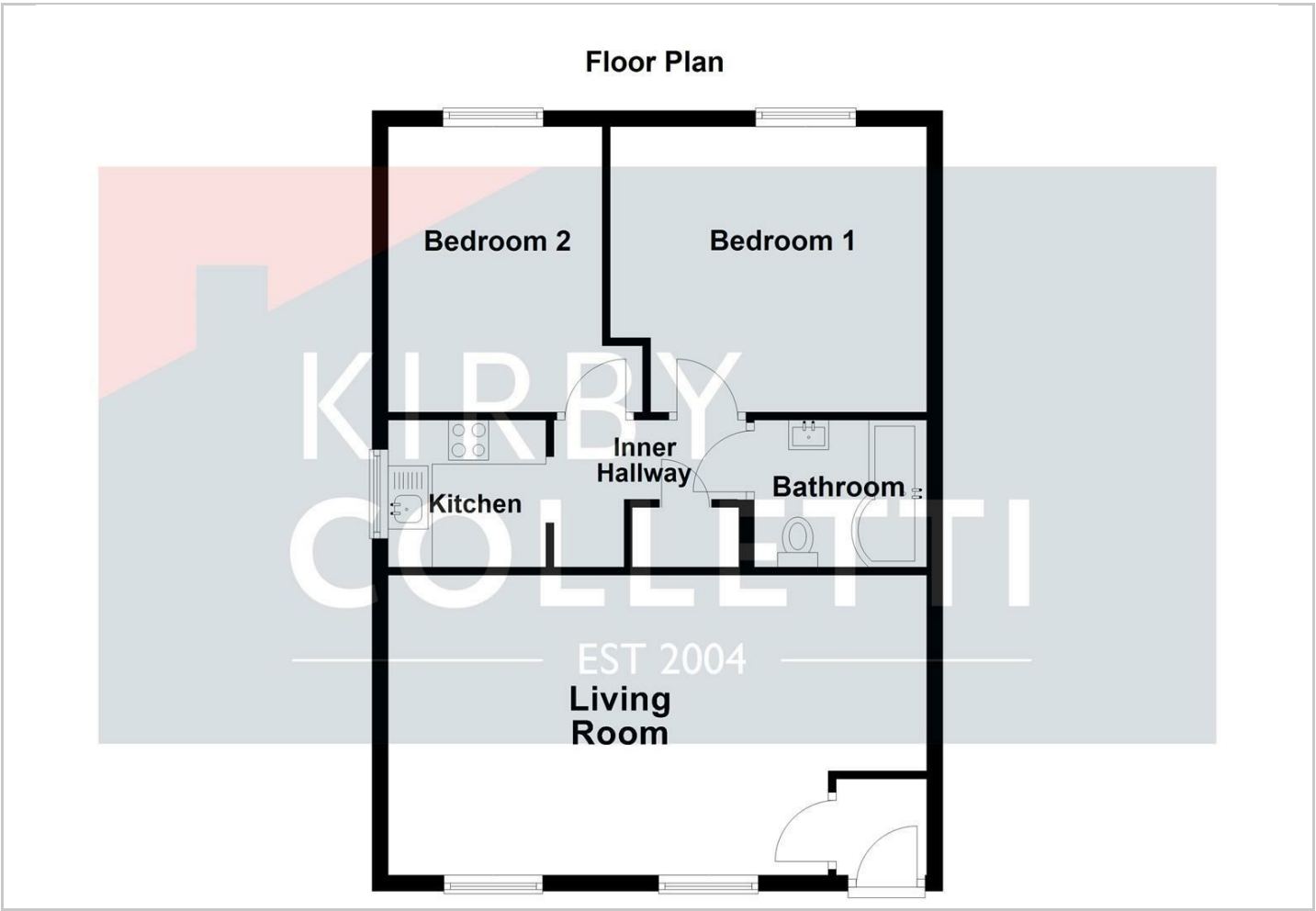
Hybrid Map



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

