



24 Marley Court Berners Way

Broxbourne EN10 6NL

Price £210,000



**** EXCELLENT FIRST TIME BUY/INVESTMENT OPPORTUNITY **** KIRBY COLLETTI are delighted to bring to market this **SUPERB ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT** which has just been refurbished to a great standard. Situated in this sought after residential location which is within walking distance to local shops/restaurants and Broxbourne Railway Station with its excellent service into London Liverpool Street & Stratford.

The property features a Spacious Open Plan Living Room/Re Fitted Kitchen, Bathroom/W.C. uPVC Double Glazing, Security Entryphone System, Long Lease of 113 Years, Chain Free and Residents Parking.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

6'1 x 3'7 (1.85m x 1.09m)

Laminated wood flooring. Security Entryphone handset.

LIVING ROOM/RE FITTED KITCHEN

16'6 max x 15'9 max (5.03m max x 4.80m max)

Two uPVC double glazed windows. Laminated wood flooring. Electric heater. Fitted contemporary wall and base units with worksurfaces over. Stainless steel sink unit. Built in electric oven and hob. Space for fridge/freezer. Washing machine. Storage cupboard and Airing cupboard.

DOUBLE BEDROOM

12'7 x 9'11 max (3.84m x 3.02m max)

uPVC double glazed window. Laminated wood flooring. Electric heater.

BATHROOM/W.C

Acquaboard walls with panelled enclosed bath with mixer tap and separate shower unit. Low level W.C. Pedestal wash hand basin.

OUTSIDE

Residents parking. Communal bin store.

AGENTS NOTES

COUNCIL TAX Band C

GROUND RENT. £397.17 per annum

SERVICE CHARGE: £65 per month

LEASE: Approx.. 113 years remaining.

Road Map



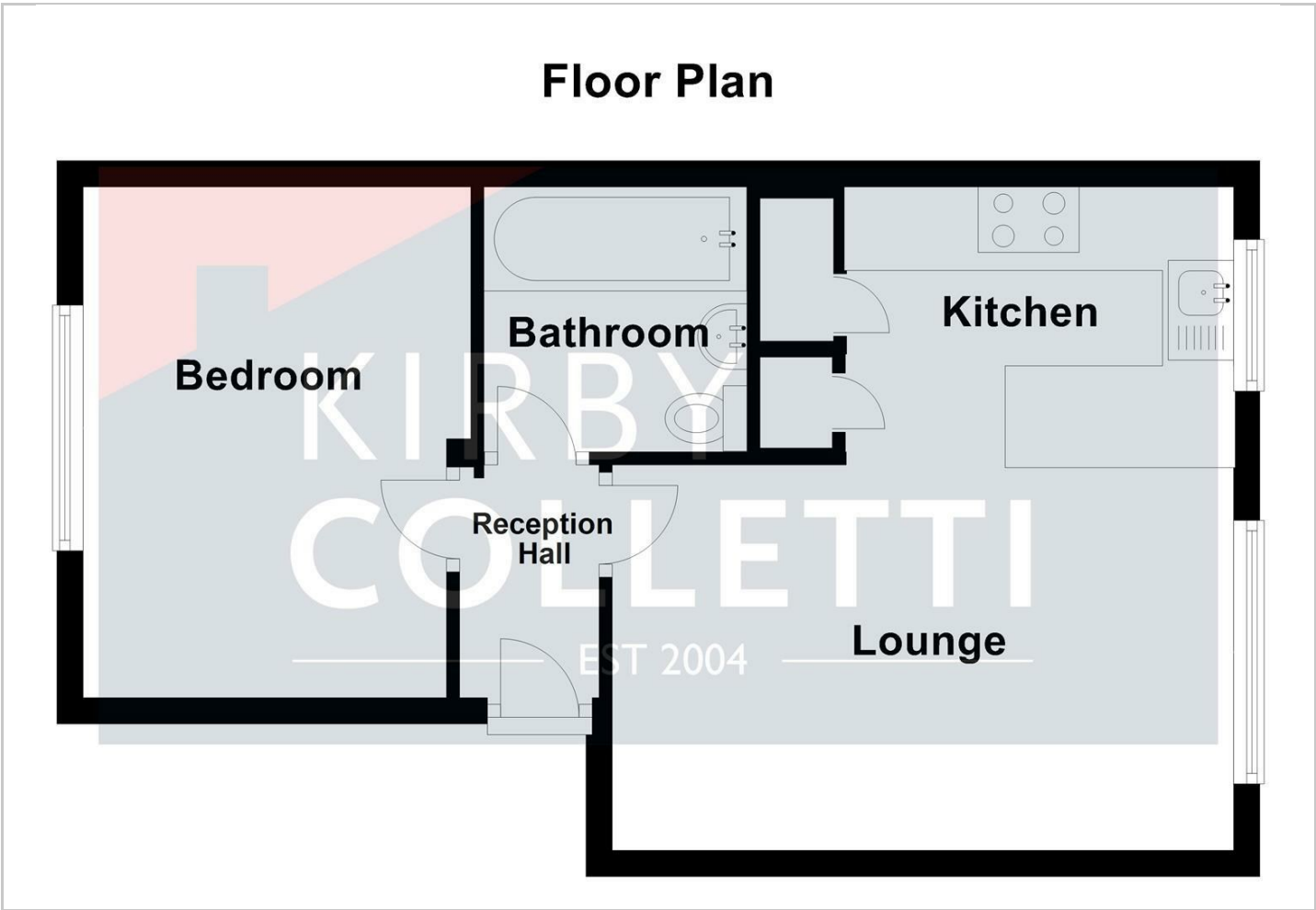
Hybrid Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

