



St Catharine's (closed vacant care home)

Ref: 2470400

24 St Catharine's Road, Broxbourne, EN10 7LE

Freehold: £1,795,000

Leasehold: Offers Invited, Annual Rent: Offers Invited

Detached extended Victorian property

GIA 739 sqm

21 ensuite bedrooms over three floors

May suit specialist care home operators

Possibility residential development or CDN

EPC rating C



Description

An attractive and well-presented Victorian building with 21 en suite bedrooms, to the rear there is a mature garden with small lawn and patio area, to the front are 2 car parks providing parking for around 8 cars.

This property has been well maintained to a high standard by the current owners, mainly arranged over three floors, with the majority of the bedrooms on the first and second floors, and the remaining bedrooms, communal areas, and ancillary space located on the ground floor. A lift provides access from Ground Floor to Second Floor.

The property and its extension are of a traditional brick construction rendered to the upper floors under a pitched tiled roof.

The property is Grade II listed, areas of interest appear to be the external design features and the internal front staircase. List Entry Number: 1348404 National Grid Reference: TL 37289 07685



The Opportunity

St Catharine's Care Home is offered for sale as a closed vacant care home. The property previously traded as a residential care home, offering care to the elderly within its 21 en suite bedrooms.

The property may suit specialty care home operators providing mental health, addiction rehabilitation, supported living or, subject to planning permission, a children's day nursery.

Alternatively, subject to planning permission, the property may be suitable for residential development.

Internal Details

Ground Floor - Entrance hall, 2 x Lounge, Dining room, kitchen, conservatory, laundry, office, 3 x WC, bathroom 4 en suite bedrooms. Area: 327.02 sqm

First Floor - Hairdressers, 2 x WC, 12 en suite bedrooms. Area: 272.12 sqm

Second Floor - Bathroom, 5 en suite bedrooms. Area: 130.91 sqm

Basement - 9.53 sqm

Tenure

Freehold - Asking Price £1,795,000

Leasehold - Offers Invited, offers will be considered on their own merits.

Location

St Catherine's Road is located to the north of Broxbourne off the A1170 and the property is located on the southern end of the road. Surrounding properties are a mix of residential houses and flats.

Broxbourne is located in the south east corner of Hertfordshire, close to the border with the northern edge of Greater London. Nearby towns include; Welwyn Garden City to the west, Harlow to the east and Enfield to the south.

The A10 passes through the town, linking south to the M25 (junction 25) and central London beyond, and north to Cambridge. The M11 and A1(M) are equidistant to the east and west respectively, both linking south to London and north to the Midlands and northern England. Rail services (Greater Anglia and Stanstead Express lines) are at Broxbourne station.





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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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