



JR Sales & Letting

**Parisian Court, Goffs  
Goffs Oak**





**£1,895 Per month  
Per Calendar Month**

A brand new, high-end, 2-bedroom, 2-bathroom first-floor flat in the highly sought-after development of Hendricks Green in Goffs Oak, Broxbourne. Benefiting from an undercover parking space, main bathroom, en-suite shower room, and completely new throughout.

Available immediately. Private tenants only.

- **Brand new Property, in a brand new development**
- **Allocated undercover Parking space**
  - **High End throughout**
  - **2 bedrooms**
  - **Bathroom and en-suite**
- **Utility room with washing machine**
  - **Brand new kitchen**
  - **Dishwasher**
- **Elevator in the building**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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### Entrance

Timber door to hall way

### Hallway

Double radiator. Utility cupboard Housing washing machine. Inset spotlights to ceiling. wood effect Luxury Vinyl Tile flooring. Entrance phone system. Doors to:-

### Bathroom

Chrome heated towel rail. Suite comprising: Low flush concealed cistern toilet, Wall hung wash hand basin with mixer tap. Panel bath with mixer tap, shower attachment and shower screen, Extractor fan, inset spotlights to ceiling. Part tiled walls. Wood effect Luxury Vinyl Tile flooring.

### Bedroom 1

6.27m max x 3.40m max (20'7 max x 11'2 max)  
Double Radiator. Double glazed french doors to Juliet balcony. Flooring laid to brand new carpet. Built in double wardrobe with sliding door. Airing cupboard housing the boiler. Door to:-

### En Suite

Chrome heated towel rail. Suite comprising: Low flush concealed cistern toilet, Wall hung wash hand basin with mixer tap. Tiled shower cubicle, Extractor fan, inset spotlights to ceiling. Part tiled walls. wood effect Luxury Vinyl Tile flooring.

### Bedroom 2

5.05m max x 3.53m max (16'7 max x 11'7 max)  
Double Radiator. Double glazed window to the rear. Flooring laid to brand new carpet.

### Living room

5.49m x 5.16m (18' x 16'11)  
Two double radiators. Two double glazed french doors with Juliet balcony to the rear. Inset spotlights to ceiling. Wood effect Luxury Vinyl Tile flooring.  
Open plan to Kitchen.

### Kitchen

Range of wall and base units with granite work top over incorporating a stainless steel one and a half bowl sink with mixer tap. Integrated electric hob with extractor fan over. Electric oven. Integrated Dishwasher and Fridge Freezer. Inset spotlights to ceiling. Extractor fan. Wood effect Luxury Vinyl Tile flooring.

### Parking

Allocated undercover parking space



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