

*Estate Agents,  
Surveyors, Valuers,  
& Residential  
Lettings*

\*\*\*\*\*

*Dedicated To  
Quality Without  
Compromise*

\*\*\*\*\*

*For A Free  
Valuation Without  
Obligation Please  
Telephone:  
01992 445055*

\*\*\*\*\*

*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**CHURCH COURT, CHURCHFIELDS,  
BROXBOURNE, HERTFORDSHIRE, EN10 7JR.**



*Situated within a short stroll of Broxbourne British Rail Station, this two double bedroom, second floor, unfurnished apartment, forms part of this sought after development and offers spacious accommodation with a refurbished bathroom and the benefit of an en-block garage and well maintained communal gardens.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\***
- \*L-SHAPED SITTING/DINING ROOM\***
- \*FITTED KITCHEN WITH WHITE GOODS\***
- \*TWO DOUBLE BEDROOMS\***
- \*NEWLY FITTED BATHROOM\***
- \*DOUBLE GLAZED WINDOWS\***
- \*ELECTRIC HEATING\***
- \*EN-BLOCK GARAGE & ADDITIONAL PARKING\***
- \*WELL MAINTAINED COMMUNAL GARDENS\***

**\*NO PETS\* \*NO SMOKERS\***  
**\*AVAILABLE END OF MAY 2025\***

*Two covered entrances, with multi pane glazed doors and entry phone systems afford access to:*

**COMMUNAL ENTRANCE HALL** *With courtesy sensor lighting and turning staircase to all floors.*

**SECOND FLOOR COMMUNAL HALLWAY** *Double glazed uPVC door to:*

## **The Apartment**

**RECEPTION HALL** Entry phone system, laminate wood flooring and deep cupboard providing storage facilities. Panelled doors to bedrooms, bathroom and:

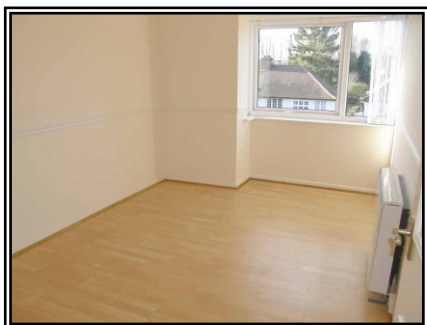
**L-SHAPED SITTING/DINING ROOM** 22'10 x 14'9 (Max) Dual aspect with double glazed uPVC windows to front and side. Coved ceiling, night storage heater and TV point. Access to:



**GALLEY STYLE KITCHEN** 14'5 x 5'3 Fitted with a range of wall and base units with ample working surfaces incorporating sink drainer unit. Range of appliances to include washing machine, fridge/freezer and electric oven and grill with four ring halogen hob. Double glazed uPVC window to front.



**BEDROOM ONE** 13'8 x 9' (Into Bay) Double glazed uPVC half bay window to front. Fitted full-height wardrobe cupboards with mirrored sliding doors. Coved ceiling, night storage heater, telephone point and laminate wood flooring.



**BEDROOM TWO** 13'8 x 8'2 (Into Bay) Double glazed uPVC half bay window to front. Fitted full-height wardrobe cupboard with mirrored sliding doors. Coved ceiling and night storage heater.

**REFURBISHED BATHROOM** 9 x 5'4 Partly tiled with new suite comprising; pedestal wash hand basin, close coupled w.c. and panelled bath with mixer tap and shower attachment. Airing cupboard housing the hot water cylinder with fitted immersion heater.

### **EXTERIOR**

The apartments are approached via a long concrete driveway which affords access to the en-bloc garages and provides additional parking facilities.

**EN-BLOC GARAGE** Metal up and over door.

The apartment benefits from the use of well maintained communal gardens, which are principally laid to lawn, enclosed by mature trees and conifers and have a paved seating and BBQ area. There are also communal drying areas and bin store.

**COUNCIL TAX BAND.** D

**PRICE: £1,450.00 Per Calendar Month**

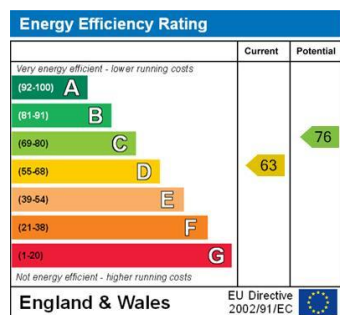
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect,  
Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



### **Energy Performance Graph**



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

**VIEWING:** By appointment with Owners Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly the prospective tenant(s) must make their own enquiries regarding such matters. Det0127

**Visit us or email us at:**

**[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk) enquiries@jeanhennighanproperties.co.uk**

