

EST. 1984



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**STATION ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7OW**



This spacious two bedroom, first floor, apartment with a south facing balcony enjoys views over the park and benefits from electric heating, double glazed windows and allocated parking.

Conveniently located being within a short walk of Broxbourne British Rail Station and a selection of local shops which amply cater for day to day requirements, the surrounding countryside offers a wealth of leisure and sporting pursuits which will undoubtedly cater for most interests.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *FITTED KITCHEN WITH WHITE GOODS***
- *GOOD SIZED SITTING/DINING ROOM***
- *PRINCIPAL BEDROOM WITH MIRROR FRONTED WARDROBES***
- *SECOND BEDROOM***
- *GOOD SIZE BATHROOM***
- *DOUBLE GLAZED WINDOWS***
- *ELECTRIC HEATING***
- *ALLOCATED PARKING***
- *COMMUNAL BIN STORES***
- *SOUTH FACING BALCONY***

A double glazed uPVC door, with adjacent entry phone system, affords access to:

COMMUNAL ENTRANCE HALL *Courtesy lighting, letter boxes and staircase to all floors.*

SECOND FLOOR LANDING *Double glazed uPVC window to front, courtesy lighting and door to:*

The Apartment

RECEPTION HALL *Coved ceiling, entry phone system, Creda night storage heater and airing cupboard housing the fuse board and hot water cylinder with fitted immersion heater and slatted shelving. Casement doors to sitting/dining room and further doors to bedrooms one and two, bathroom and:*



KITCHEN *7'10 x 7'1 Fitted with a range of wall and base units with marble effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer unit with mixer tap. Range of appliances to include slimline dishwasher, fridge/freezer, washing machine and electric fan assisted oven and grill with four ring electric hob and brushed stainless steel illuminated extractor canopy above. Double glazed uPVC window to rear and recess halogen spot lighting.*

SITTING/DINING ROOM *14'6 x 13'1 Double glazed uPVC window to front, coved ceiling, two Creda night storage heaters, TV and telephone points, double glazed uPVC casement doors leading to:*



BALCONY *20'9 x 7'1 Good sized south facing balcony with paved flooring and railings.*

PRINCIPAL BEDROOM *10'10 x 9'8 Double glazed uPVC window to rear and range of fitted full height mirror fronted wardrobe cupboards providing hanging and storage facilities. Coved ceiling, Creda night storage heater and TV point.*

SECOND BEDROOM *10'9 x 8'3 (max) Double glazed uPVC window to rear and Creda night storage heater.*



BATHROOM *10'7 x 5'6 (max) Partly tiled with suite comprising; pedestal wash hand basin, low flush w.c. and panelled bath with mixer tap, shower attachment, glazed screen. Coved ceiling, recess halogen spot lighting, light/shaver point and high level convector heater.*

EXTERIOR

The apartment benefits from an allocated parking facility together with ample visitors parking and there are communal bin stores.

COUNCIL TAX BAND C

PRICE: £250,000. LEASEHOLD (Approximately 101 Years Remaining)

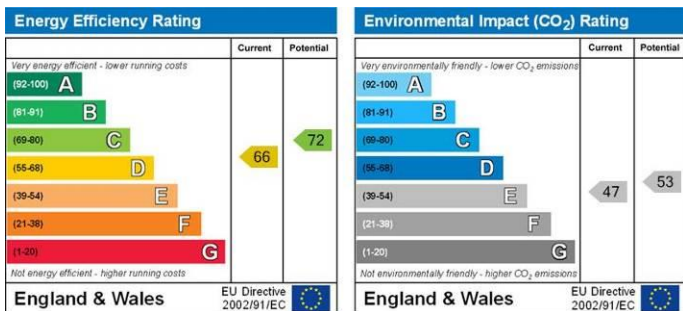
Agents Note:- Ground Rent & Maintenance Charge Approximately £1,850.00 per annum

VIEWING: By appointment with Sole Agents -

please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055



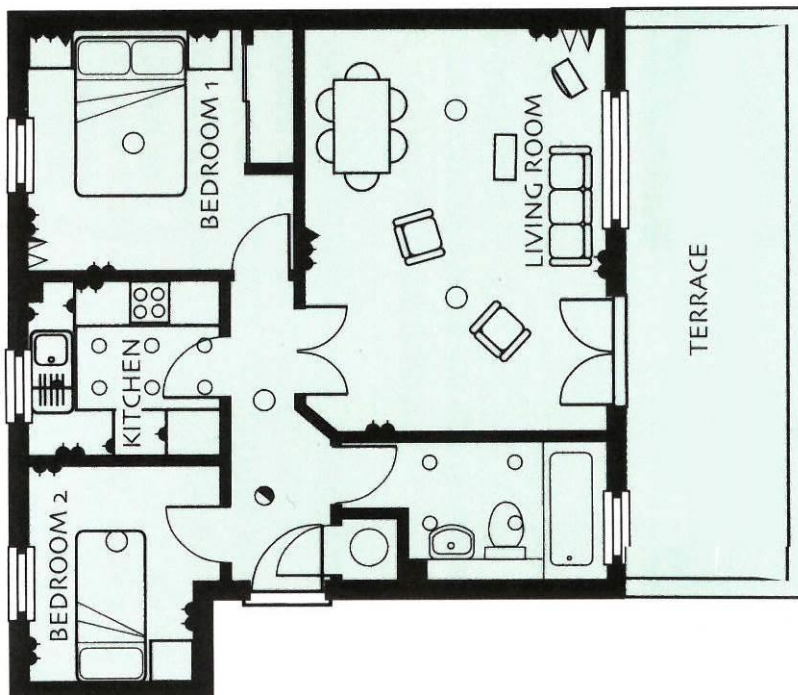
Energy Performance Graph



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

Floor Plan

This drawing is not to scale and should be used for observational purposes only



Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales 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 purchaser(s) must make their own enquiries regarding such matters. Det2488

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