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**LANSDOWNE COURT, CHURCHFIELDS,
BROXBOURNE, HERTFORDSHIRE, EN10 7JE.**



Forming part of this sought after, and quiet, residential development in the heart of Broxbourne, this spacious two double bedroom, top floor apartment enjoys a southerly aspect with balcony overlooking the communal gardens.

Conveniently located being within a short walk of local shops, which amply cater for day to day requirements, and a wealth of leisure and recreational facilities, whilst Broxbourne British Rail Station is but a short stroll and provide the commuter with fast and frequent access to London's Liverpool Street and Stansted Airport.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

FITTED KITCHEN WITH WHITE GOODS

**GOOD SIZE SITTING/DINING ROOM WITH SOUTH FACING BALCONY
OVERLOOKING THE COMMUNAL GARDENS**

PRINCIPAL BEDROOM WITH QUALITY FITTED WARDROBES

SECOND DOUBLE BEDROOM

BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED UPVC WINDOWS

EN-BLOCK GARAGE & VISITOR'S PARKING

COMMUNAL GARDENS

A double glazed door affords access to:

COMMUNAL RECEPTION HALL *Double glazed uPVC door leading into the communal gardens, courtesy lighting and staircase to all floors.*

SECOND FLOOR COMMUNAL LANDING *Double glazed uPVC windows to sides and courtesy lighting. A solid timber door with obscure glazed inset affords access to:*

The Apartment

RECEPTION HALL *Coved ceiling, wall mounted central heating thermostat, enclosed radiator, telephone point and deep airing cupboard housing the pressurised hot water cylinder with fitted immersion heater, adjacent central heating and hot water programmer controls and slatted shelving. Multi pane glazed oak door to sitting/dining room and oak panelled doors to bedrooms, bathroom and:*



KITCHEN *10'11 x 9'10 (max) Fitted with a range of solid beech wall and base units with ample granite effect working surfaces and decorative tiled splash backs with stainless steel sink drainer unit with mixer tap. Freestanding electric fan assisted double oven and grill with four ring gas hob and concealed illuminated extractor canopy above. Double glazed uPVC window to side enjoying views, coved ceiling, concealed gas fired central heating boiler, thermostatically controlled radiator and built-in storage cupboard housing the gas meter and fuse board.*

GOOD SIZE SITTING/DINING ROOM *15'1 x 11'7 Dual aspect with double glazed uPVC windows to rear and side. Coved ceiling, thermostatically controlled double radiator and TV point. Part obscure double glazed door to:*



BALCONY *Enjoying a southerly aspect and overlooking the communal gardens.*

BEDROOM ONE *12'2 x 10'11 Double glazed uPVC window to side again enjoying views and with thermostatically controlled radiator below. Fitted with a range of quality full height wardrobe cupboards with high level storage units providing recess for double bed. Coved ceiling and TV point.*





BEDROOM TWO 12'2 x 7'5 Double glazed uPVC window to side overlooking the communal gardens and with thermostatically controlled radiator below. Coved ceiling and cable TV point.

BATHROOM 7'9 x 4'11 Tiled in quality ceramics with suite comprising, sculptured wash hand basin with chrome mixer tap inset into working surface with cupboard below, low flush w.c. with hide-away cistern and panelled bath with mixer tap and independent thermostatically controlled shower, curtain and rail. Obscure double glazed uPVC window to side, mirror fronted medicine cabinet, chrome heated towel rail and shaver point.



EXTERIOR



The apartments are surrounded by meticulously maintained communal gardens which are principally laid to lawn.

EN-BLOCK GARAGE With metal up and over door.

COUNCIL TAX BAND. C

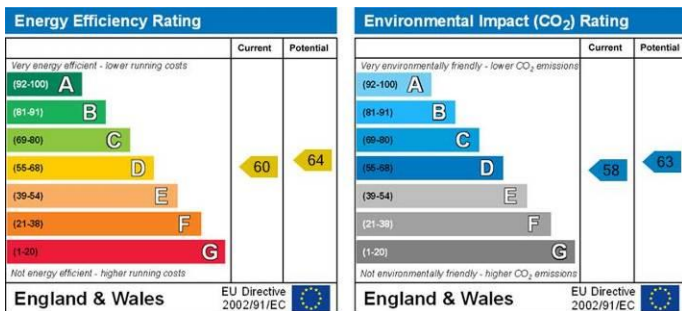
PRICE: £310,000. SHARE OF FREEHOLD (971 years remaining)

Maintenance Fee Per Annum £1,275.00

Ground Rent Per Annum £40.00

Energy Performance Graph

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



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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

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 prospective 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. Det2667

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