

EST. 1984



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*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

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**RAVENSCROFT, HIGH ROAD,  
BROXBOURNE, HERTFORDSHIRE. EN10 7OD.**

**LUXURY APARTMENT IN HEART OF BROXBOURNE**



*With stunning views over the London skyline from the fifth floor of this beautifully presented and surprisingly spacious, two double bedroom luxury apartment, forming part of the highly regarded landmark known as Ravenscroft situated in the very heart of the Broxbourne.*

*Enjoying an ideal location with most amenities literally on the doorstep including the busy shopping parade catering for day to day requirements together with a variety of independent shops and restaurants. Transport links by both road and rail are easily accessible with the BR station just a few minutes' walk. Parks riverside walks and various sporting and recreational centres are all close by. Early viewing of this exceptional apartment is strongly recommended.*

**SUMMARY OF ACCOMMODATION**

- \*SPACIOUS RECEPTION HALL WITH EXCELLENT STORAGE FACILITIES\*
- \*SITTING/DINING ROOM WITH JUILET BALCONY AND STUNNING VIEWS\*
- \*HIGH GLOSS FITTED KITCHEN WITH LONDON SKYLINE VIEWS\*
- \*PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM\*
- \*FURTHER DOUBLE BEDROOM WITH OAK DOOR FITTED WARDROBES\*
- \*FAMILY BATHROOM\*

SUMMARY OF ACCOMMODATION CONTINUED

*\*ELECTRIC CENTRAL HEATING\**

*\*DOUBLE GLAZED\**

*\*ALLOCATED PARKING SPACE\**

*Communal lobby with security entry system, apartment post boxes and access to all floors by both elevators and lifts.*

*Fifth floor landing with access to just three apartments.*

*Beech entrance door with chrome furniture affords access to the:*

SPACIOUS RECEPTION HALL *Entry phone system, recess shelf with electric radiator below. Coved ceiling and spotlighting. Double beech wood finished doors lead to the sitting/dining room with further doors to the bedrooms and bathroom, door to the built-in airing cupboard and additional door to:*



LARGE BUILT IN STORAGE CUPBOARD *Currently housing the tumble drier. Storage shelving and the wall mounted fuse box.*

AIRING CUPBOARD *Housing the Centerstore hot water cylinder tank (installed in 2020) with slatted shelving above.*

SITTING/DINING ROOM *16'10 x 12'11 With wide glazed doors opening to a Juliet balcony affording stunning views over the London skyline. Coved ceiling, spotlighting, radiator and media points. Opening leading into the:*



KITCHEN/BREAKFAST ROOM *11'7 x 8' Window with stunning views. Partly tiled in quality wall ceramics to complement a range of high gloss fitted wall and base units with ample working surfaces over incorporating a one and half bowl single drainer sink unit with mixer tap and cupboard below. Inset four ring electric hob and stainless-steel extractor hood above. Built in electric oven with microwave above. Appliances with matching fascia doors include the dishwasher, washing machine, fridge and freezer. Spotlighting and skirting fan.*



**PRINCIPAL BEDROOM** 14'2 x 10'1 Window with views over parkland and London skyline. Built in wardrobes to one wall with floor to ceiling bespoke fitted oak doors. Radiator, coved ceiling and spotlight track. Beech door leading to the:



**EN-SUITE SHOWER ROOM** 6'6 x 6'5 Tiled in quality matching wall and floor ceramics. Tiled shower unit with curved sliding doors. Wash hand basin and low flush w.c. Heated chrome towel rail and mirror fronted wall mounted cabinet with illuminated side panels. Spot lighting.

**SECOND BEDROOM** 10'2 x 10'1 Window with stunning views. Built in wardrobes with floor to ceiling bespoke fitted oak doors. Coved ceiling and radiator.



**BATHROOM** 6'6 x 5'7 Partly tiled in quality matching wall and floor ceramics. Suite comprising panelled bath with fitted shower and glass screen, wash hand basin with mixer tap and low flush w.c. Wall mounted mirror cabinet. Spot lighting and extractor fan.

## EXTERIOR

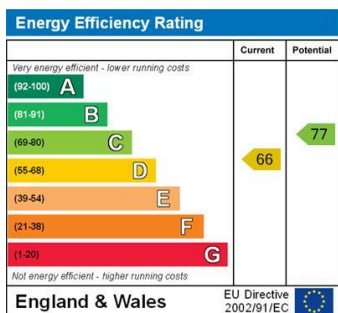
Communal Bin Store.

ALLOCATED PARKING SPACE Number 17

COUNCIL TAX BAND. D

**PRICE: £275,000. LEASEHOLD**

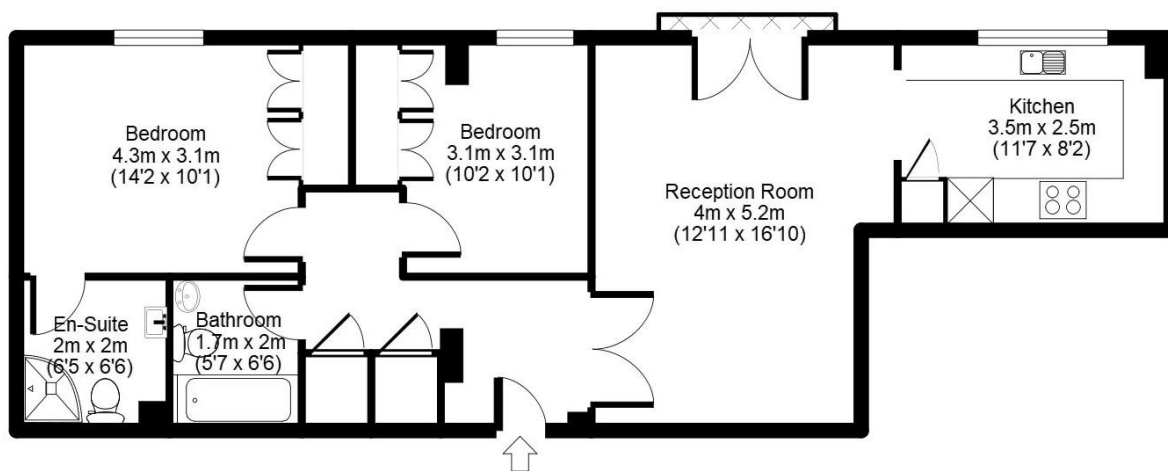
## Energy Performance Graph



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

## Floor Plans

*These drawings are not to scale and should be used for observational purposes only*



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



VIEWING: By appointment with **Owners 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. Det2678

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