

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

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

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

SHARE OF FREEHOLD

*Dedicated To
Quality Without
Compromise*

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

**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**



Exceptionally well presented two double bedroom, first floor, apartment with the benefit of a balcony overlooking the well-maintained communal gardens, forming part of this exclusive development situated in the leafy, tree lined and highly sought after Churchfields.

Lansdowne Court enjoys a quiet location yet is within close proximity of the all the amenities that Broxbourne has to offer. Transport links by both road and rail are easily accessible with Broxbourne British Rail Station within just a few minutes walking distance. The Lea Valley Park and River Lea together with a choice of open parklands are all close by.

Those purchasers seeking a bright and spacious apartment, close to amenities cannot fail to be impressed by this lovely home.

SUMMARY OF ACCOMMODATION

ENTRANCE HALL

RECEPTION HALL

***DUAL ASPECT SITTING/DINING ROOM WITH SOUTH FACING BALCONY
OVERLOOKING COMMUNAL GARDENS***

SUMMARY OF ACCOMMODATION CONTINUED

- *SPACIOUS KITCHEN/BREAKFAST ROOM**
- *TWO DOUBLE BEDROOMS**
- *SHOWER ROOM**
- *GAS FIRED CENTRAL HEATING**
- *DOUBLE GLAZING uPVC WINDOWS**
- *EN-BLOC SINGLE GARAGE AND VISITOR PARKING**

A double-glazed door affords access to:

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

FIRST FLOOR COMMUNAL LANDING *Double glazed uPVC windows and courtesy lighting. Solid timber door with obscure glazed inset affords access to:*

The Apartment

ENTRANCE HALL *5'9 x 3' Panelled door with glazed inserts leads to the:*

RECEPTION HALL *7'9 x 7 (maximum measurement) Panelled doors with chrome furniture affording access to sitting/dining room, kitchen/breakfast room, shower room and bedrooms. Radiator and door to:*

WALK IN STORAGE CUPBOARD *Fitted with shelving*

DUAL ASPECT SITTING/DINING ROOM *15' X 11'8 Windows overlooking the communal gardens and door leading out onto the south facing balcony. Radiator, coved ceiling and media points.*



KITCHEN/BREAKFAST ROOM *10'11 x 9'10 (maximum measurement) Window to side and partly tiled in quality wall ceramics to complement a range of fitted Shaker Style wall and base units with wood effect working surfaces over incorporating a stainless-steel single drainer sink unit with mixer tap and cupboard below. Inset four ring electric hob with electric oven below and stainless-steel illuminated extractor hood above. The built-in fridge and freezer both have matching cupboard door facias, another wall cupboard houses the gas central heating boiler. Wall mounted radiator. The floor is quarry tiled. The built-in storage cupboard houses the gas meter.*



PRINCIPAL BEDROOM 12'1 x 10'11 Bright and spacious with large window overlooking communal area with radiator below, coved ceiling.



SECOND BEDROOM 12'4 x 7'5 Window overlooking the communal gardens with radiator below, coved ceiling.



SHOWER ROOM 8'1 x 4'11 Obscure window. Tiled in quality metro style wall ceramics and complemented by high sparkle grey floor tiles. Suite comprising large walk in shower with glass wall, chrome shower unit with rainforest shower head. Contemporary grey painted vanity unit with oval wash hand basin and mixer tap. Low flush w.c. Chrome towel rail.

EXTERIOR

PRIVATE SOUTH FACING BALCONY 12'9 x 4'6 Overlooking the communal gardens with white panelling and black hand rail.



COMMUNAL GARDENS The apartments are surrounded by meticulously maintained gardens laid principally to lawn.

View from balcony.

SINGLE GARAGE – EN BLOC With metal up and over door.

COUNCIL TAX BAND. C

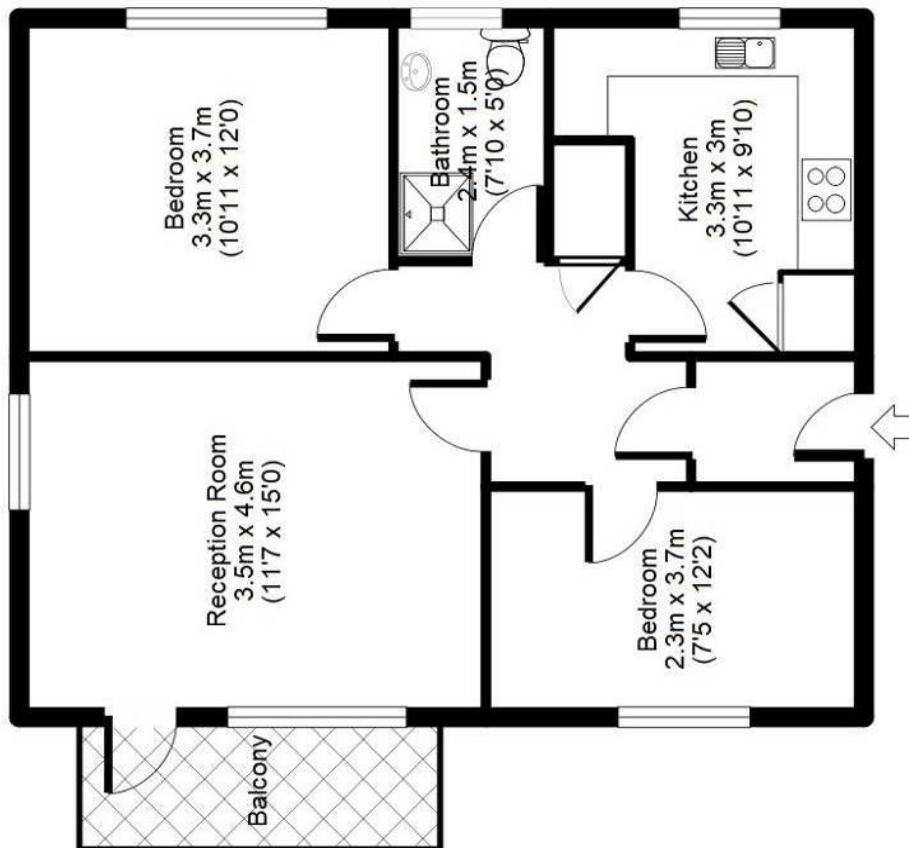
PRICE: £315,000. SHARE OF FREEHOLD

Maintenance Charge: £1,274.00 per annum

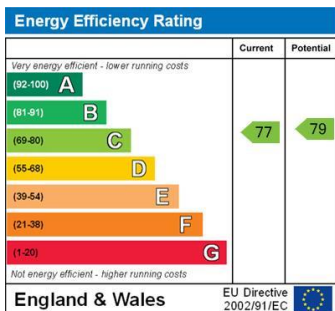
Ground Rent: £40 per annum

Floor Plans

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



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 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. Det2679

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

