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



This immaculately presented and deceptively spacious, two double bedroom, ground floor apartment, forms part of this sought after and quiet residential location, and benefits from a 971 year lease with a share of the freehold, views over the well maintained communal gardens, gas fired central heating, double glazed windows and an en-block garage.

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 also offers a wealth of leisure and sporting pursuits which will undoubtedly cater for most interests.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *GOOD SIZE KITCHEN/BREAKFAST ROOM***
- *DELIGHTFUL SITTING/DINING ROOM OVERLOOKING
THE COMMUNAL GARDENS***
- *TWO GOOD SIZED DOUBLE BEDROOMS***
- *FAMILY BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED WINDOWS***
- *971 YEAR LEASE WITH A SHARE OF FREEHOLD***
- *WELL MAINTAINED COMMUNAL GARDENS***
- *EN-BLOCK GARAGE***

A double glazed door affords access to:

COMMUNAL RECEPTION HALL *Courtesy lighting, door to communal gardens and a part glazed timber door affords access to:*

The Apartment

RECEPTION HALL *Decorative coved ceiling, concealed high level fuse board, radiator and deep storage/linen cupboard with slatted shelving. Pannelled doors to sitting/dining room, bedrooms and bathroom. Access to:*

GOOD SIZE KITCHEN/BREAKFAST ROOM *10'9 x 9'10 (max) Comprehensively fitted with a range of white high gloss wall and base units with granite effect working surfaces and tiled splashbacks incorporating sink drainer unit with chrome mono-bloc tap. Space for under counter fridge and freezer, recess with plumbing for washing machine, and Hotpoint electric fan assisted double oven and grill, with four ring halogen hob and concealed illuminated extractor canopy above. Double glazed window to rear, decorative coved ceiling, concealed gas fired combination boiler, radiator and additional deep full height storage cupboard.*



SITTING/DINING ROOM *14'11 x 11'7 Double glazed window to front overlooking the well maintained communal gardens. Decorative coved ceiling, wall mounted central heating thermostat, feature electric fire with stone effect surround and mantle, double radiator, TV and telephone points.*



BEDROOM ONE *11'11' x 10'10 Double glazed window to rear with radiator below. Range of fitted wardrobes with part mirrored door and matching high level storage units and bedside tables. Decorative coved ceiling and TV point.*





BEDROOM TWO 11'7 x 8'1 Double glazed window to side with radiator below and decorative coved ceiling.

BATHROOM 7'8 x 4'10 Tiled in quality decorative ceramics with suite comprising; oval wash hand basin inset into working surface with double cupboard below, low flush w.c. with hide-away cistern, and panelled bath with chrome mixer tap and hand shower attachment. Obscure double glazed window to rear, wall light and shaver points, and chrome heated towel rail.



EXTERIOR



The apartment enjoys the use of the well maintained lawned communal gardens together with an en-block garage and additional visitors parking.

EN-BLOCK GARAGE With metal up and over door.

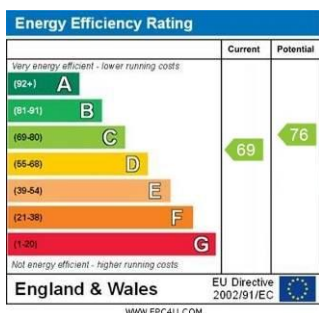
COUNCIL TAX BAND. C

PRICE: £314,995. SHARE OF FREEHOLD
(Approximately 971 years remaining)

Maintenance Charge:- Approximately £1,277.64 annum

Ground Rent:- Approximately £40.00 per annum

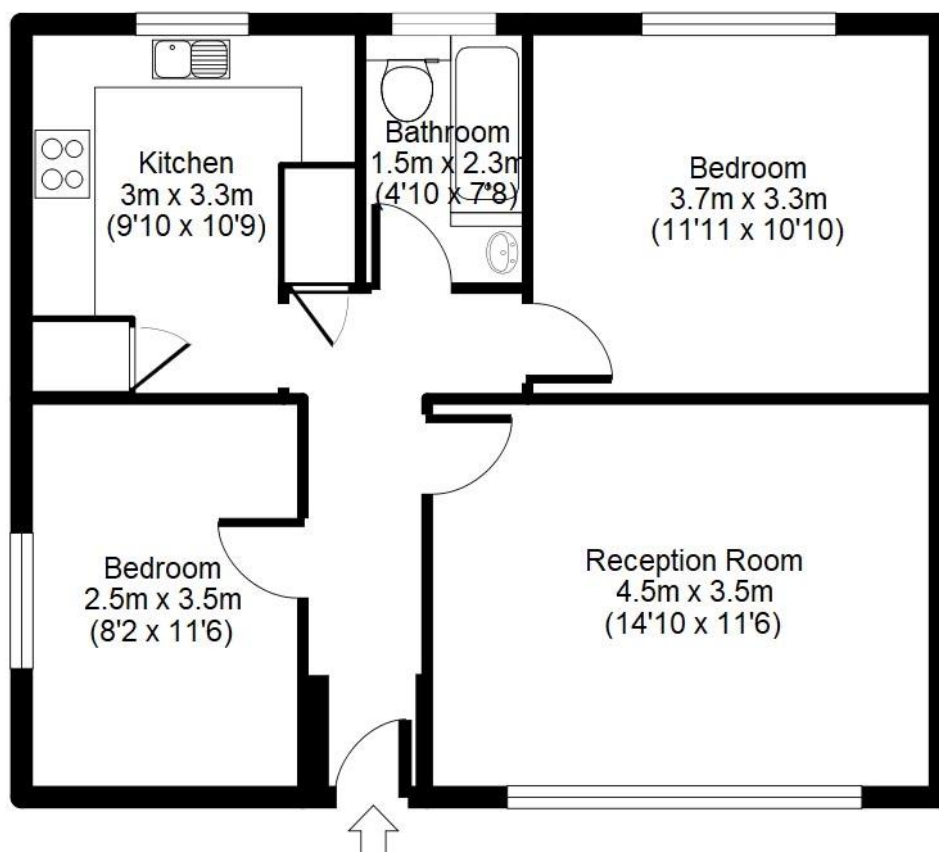
Energy Performance Graph



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



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. Det2690

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