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**CHILWORTH GATE, SILVERFIELD,
BROXBOURNE, HERTFORDSHIRE, EN10 6NN.**

CASH BUYERS ONLY



Providing the investment buyer with a potential income of £1,150.00pcm, a return of nearly 7% before expenses.

This spacious one double bedroom, second floor apartment, has been thoughtfully refurbished to a very high standard, and is situated within this popular development only a short walk of local shops, the Lea Valley nature reserve, and Broxbourne British Rail Station which provides fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH TRIPLE BUILT-IN STORAGE CUPBOARD**
- *SUPERB SITTING/DINING ROOM**
- *QUALITY FITTED KITCHEN WITH QUARTZ WORKTOPS AND WHITE GOODS**
- *DOUBLE BEDROOM WITH BUILT-IN WARDROBES**
- *GOOD SIZE BATHROOM**
- *20 SQM OF BOARDED LOFT SPACE FOR ADDITIONAL STORAGE**
- *DOUBLE GLAZED WINDOWS**
- *GAS FIRED CENTRAL HEATING**
- *LAWNED COMMUNAL GARDENS, BIN STORES AND PARKING**

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

COMMUNAL ENTRANCE HALL *Courtesy lighting, notice boards and staircase to all floors.*

SECOND FLOOR LANDING Double glazed window to side, courtesy lighting and door to:

The Apartment



RECEPTION HALL Access to loft to boarded loft providing 20sqm of storage space. Recess spotlighting, high level fuse board, entry phone system, enclosed radiator, telephone point and oak flooring. Built-in triple storage cupboard with mirrored sliding doors, which provides ample storage facilities. Panelled door to bathroom and part glazed panelled doors to double bedroom and:

SPACIOUS SITTING/DINING ROOM 18'11 x 9'7 Double glazed uPVC window to rear with radiator below. Recess spotlighting, American oak flooring, TV, telephone and Virgin Media points. Access to:



QUALITY FITTED KITCHEN 8' x 7'5 Fitted with a range of quality soft close wall and base units with illuminated quartz working surfaces and matching splashbacks incorporating ceramic butler style sink unit with chrome mixer tap. Range of integrated appliances to include; washing machine, slimline dishwasher and fridge together with a Smeg double oven and grill with four ring gas hob with concealed illuminated extractor canopy above. Double glazed uPVC window to rear, recess spotlighting and concealed Worcester gas fired combination boiler.



DOUBLE BEDROOM 12'9 x 8'8 Double glazed uPVC window to rear, ceiling light/fan, wall mounted TV, enclosed radiator and built-in full height mirror fronted wardrobe.





GOOD SIZED BATHROOM 7'2 x 6'7 (max) Partly tiled in decorative mosaics with suite comprising; sculptured pedestal wash hand basin, close coupled w.c. and panelled bath with thermostatically controlled shower and glazed screen. Extractor fan, mirrored recess, shaver point and enclosed radiator.

EXTERIOR

The apartments are surrounded by lawned communal gardens and there are communal bin stores and parking.



COUNCIL TAX BAND. C

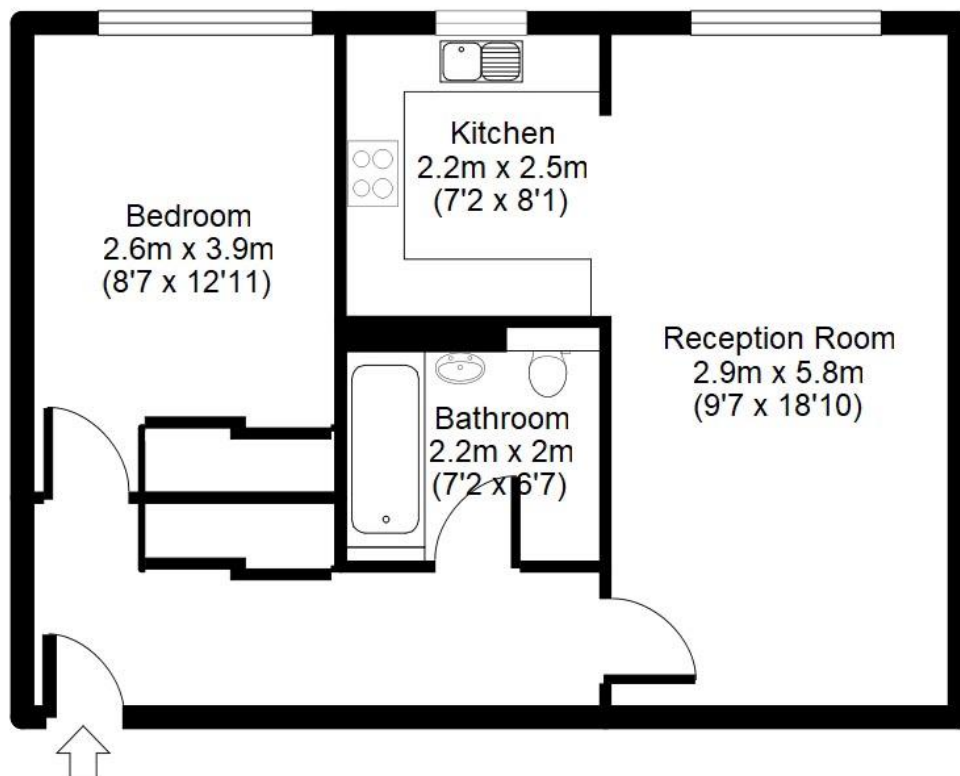
PRICE: £190,000 LEASEHOLD
(lease approximately 57 years remaining)

Ground Rent:- Approximately £60.00 Per Annum

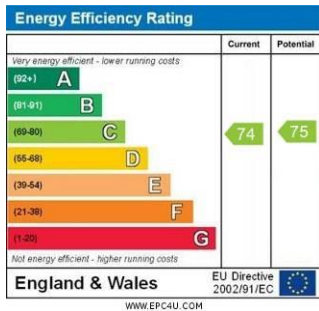
Maintenance Charge:- Approximately £1,050.00 Per Annum

Floor Plan

This drawing is 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. Det 2692

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

