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1984

Jean Hennighan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

**CHAMBERS VIEW, UPPER MARSH LANE,
HODDESDON, HERTFORDSHIRE, EN11 8BN.**

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



Situated within a sought-after and peaceful development of just twelve apartments, this incredibly spacious first floor luxury apartment features two double bedrooms and two bathrooms. Recently refurbished, it boasts beautifully presented accommodation and benefits from gas fired central heating, two private parking spaces, and access to impeccably maintained communal gardens.

Enjoying the best of both towns, the apartment is conveniently positioned on the edge of Hoddesdon and Broxbourne. Within a short walk, Hoddesdon Town Centre offers a diverse selection of shops and international eateries, while Broxbourne British Rail Station is also within walking distance, providing fast and frequent connections to London Liverpool Street, Stansted Airport, and Cambridge.

An internal viewing is highly recommended to fully appreciate everything this spacious apartment has to offer.

SUMMARY OF ACCOMMODATION

****GOOD SIZE RECEPTION HALL WITH DOUBLE STORAGE CUPBOARD****

****SPACIOUS L-SHAPED SITTING/DINING ROOM OVERLOOKING THE
COMMUNAL GARDENS****

****QUALITY FITTED KITCHEN WITH APPLIANCES****

****SPACIOUS PRINCIPAL BEDROOM WITH
QUALITY FITTED EN-SUITE SHOWER ROOM****

****SECOND SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES****

****QUALITY FITTED BATHROOM****

SUMMARY OF ACCOMMODATION CONTINUED

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

WELL MAINTAINED COMMUNAL GARDENS

TWO PRIVATE PARKING SPACES TOGETHER WITH VISITORS PARKING

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

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

FIRST FLOOR LANDING *Double glazed windows to front and rear. A solid timber door affords access to:*

The Apartment



GOOD SIZE RECEPTION HALL *11'4 x 7'1 Deep built-in double cupboard providing storage facilities and housing the fuse board. Recess halogen spotlighting, wall mounted central heating thermostat, entry phone system, radiator and engineered oak flooring. Oak doors to bedrooms, bathroom and:*

L-SHAPED SITTING/DINING ROOM *19'4 x 17'5 (max) Two double glazed windows to rear overlooking the communal gardens. Recess halogen spotlighting, thermostatically controlled double radiator, oak flooring, TV, satellite and telephone points. Access to:*



QUALITY FITTED KITCHEN *10'6 x 7'3 Fitted with a range of maple wall and base units with granite effect working surfaces and marble effect tiled splashbacks incorporating one and a quarter bowl sink drainer unit with mixer tap. Range of appliances to include electric fan assisted double oven and grill, microwave, washing machine, fridge and freezer and four ring halogen hob with illuminated extractor canopy above. Obscure double glazed window to side, recess halogen spotlighting, Valliant gas fired combination boiler and marble effect tiled flooring.*



SPACIOUS PRINCIPAL BEDROOM 18'2 x 8'9 Dual aspect with double glazed windows to side and front with thermostatically controlled radiator below. Recess halogen spotlighting, TV, satellite and telephone points. Oak door to:



QUALITY FITTED EN SUITE SHOWER ROOM 7'8 x 4'11 (max) Tiled in marble effect porcelain with Ideal Standard suite comprising; pedestal wash hand basin with chrome mono-bloc tap, low flush w.c. with hide-away cistern and walk-in shower cubicle with thermostatically controlled shower and glass screen. Obscure double glazed window to side, recess halogen spotlighting, extractor fan, wall light point, chrome heated towel rail and marble effect tiled flooring.



SECOND DOUBLE BEDROOM 14'5 x 10'4 Double glazed window to front with thermostatically controlled radiator below. Recess halogen spotlighting, range of fitted full height wardrobes, TV, satellite and telephone points.



QUALITY FITTED BATHROOM 7'8 x 6'4 Again tiled in marble effect porcelain with Ideal Standard suite comprising; pedestal wash hand basin with chrome mono-bloc tap, low flush w.c. with hide-away cistern and panelled bath with chrome mono-bloc tap and hand shower attachment. Recess halogen spotlighting, extractor fan, wall light point, chrome heated towel rail and ceramic tiled flooring.

EXTERIOR

The apartments are surrounded by meticulously maintained communal gardens with well stocked flowering shrub beds. There are two private parking spaces with additional visitors parking.



COUNCIL TAX BAND. C

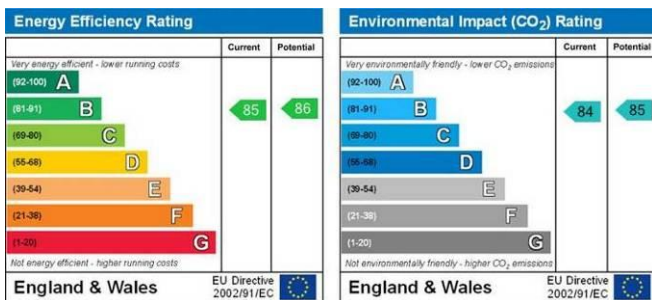
PRICE: £369,995 LEASEHOLD
(Approximately 111 Years Remaining)

Ground Rent: approximately £125.00 per annum

Maintenance Charge: approximately £1,880.70 per annum

Agents Note: The residents are currently looking into purchasing the Freehold. If this was to happen, the incoming purchase could have the opportunity to buy their share of the Freehold.

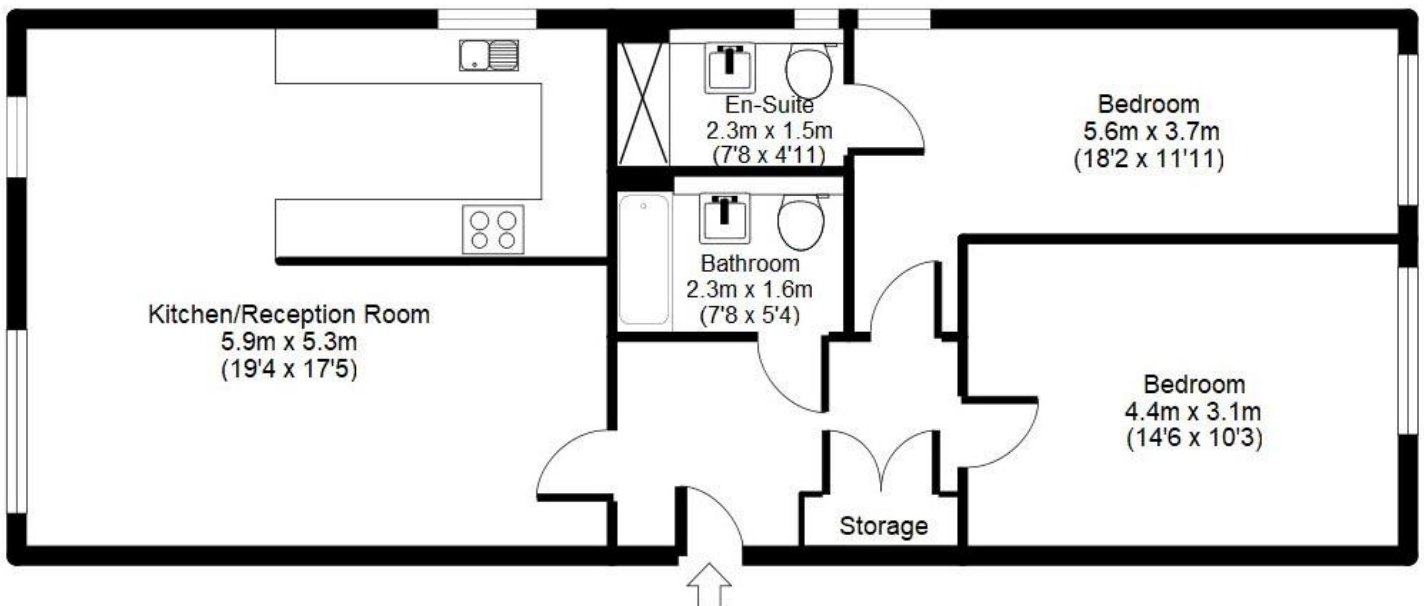
Energy Performance Graph



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



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 2700

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