

**DEACON HOUSE, HIGH ROAD,  
BROXBOURNE, HERTFORDSHIRE, EN10 7HX.**

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

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*Situated within a highly sought-after development in the heart of Broxbourne, this deceptively spacious one bedroom/studio apartment offers bright and airy accommodation, allocated parking, a lockable storage unit, electric underfloor heating, and integrated appliances.*

*Conveniently located just a short stroll from local amenities, including a Sainsbury's Local, which caters to day-to-day needs. The apartment is also within easy walking distance of Broxbourne British Rail Station, which provides fast, frequent connections to London Liverpool Street, Stansted Airport, and Cambridge.*

*Additionally, the property is close to the picturesque Lea Valley, inviting residents to explore scenic countryside walks with tranquil boating along the River Lea.*

#### SUMMARY OF ACCOMMODATION

- \*SPACIOUS RECEPTION HALL WITH WIDE DOUBLE CUPBOARD\*
- \*OPEN PLAN KITCHEN/DINING/SITTING ROOM WITH INTEGRATED FRIDGE, FREEZER AND WASHING MACHINE\*
- \*DOUBLE BEDROOM WITH RECESS FOR WARDROBES\*
- \*QUALITY FITTED BATHROOM\*
- \*DOUBLE GLAZED WINDOWS\*
- \*ELECTRIC UNDERFLOOR HEATING\*
- \*VIDEO ENTRYPHONE SYSTEM\*
- \*LOCKABLE STORAGE AREA\*
- \*ALLOCATED PARKING\*

*Steps lead up to a covered entrance with double glazed door and adjacent entry phone system which affords access to:*

**SPACIOUS COMMUNAL RECEPTION HALL** *Double glazed windows to front and side and staircase and lift to all floors.*

**SECOND FLOOR COMMUNAL LANDING** *Courtesy sensor lighting and doors to apartments. A solid walnut door affords access to:*

### ***The Apartment***



**SPACIOUS RECEPTION HALL** 7'3 x 6'4 *Wide double storage cupboard housing the fuse board and pressurised hot water cylinder with immersion heater. Recess LED spotlighting, wall mounted underfloor heating control, video entry phone system and engineered oak flooring with under floor heating. Doors to bedroom, bathroom and:*

**GOOD SIZE OPEN PLAN KITCHEN/DINING/SITTING ROOM** 15'7 x 15'3 (Overall)

**Sitting/Dining Area:-** *Two double glazed windows to front enjoying views, recess LED spotlighting, engineered oak flooring with underfloor heating, TV, FM, satellite and telephone points.*



**Kitchen Area:-** *Fitted with a range of wall and base units with granite working surfaces over incorporating sink drainer unit. Range of integrated appliances to include washing machine, fridge, freezer and electric fan assisted oven and grill with four ring halogen hob and concealed illuminated extractor canopy above.*



**DOUBLE BEDROOM** 15'7 x 9'2 Recess for wardrobe, recessed LED spotlighting, two wall light points, underfloor heating control, engineered oak flooring with underfloor heating, TV, FM, satellite and telephone points.



**BATHROOM** 6'10 x 5'10 Tiled in quality ceramics with suite comprising; square wash hand basin with chrome mono-bloc tap and white high gloss drawer below, low flush w.c. with hide-away cistern and oval bath with chrome mixer tap, shower attachment and glazed screen. Recess LED spotlighting, extractor fan, part mirrored wall, chrome heated towel rail and ceramic tiled flooring.



### **EXTERIOR**

*Allocated parking for one vehicle.*

**COUNCIL TAX BAND.** C

**PRICE: £225,000 LEASEHOLD**  
(Approximately 118 Years Remaining)

**Ground Rent:** approximately £296.00 per annum

**Maintenance Charge:** approximately £1,200.00 per annum

**Building Insurance** approximately £537.00 per annum

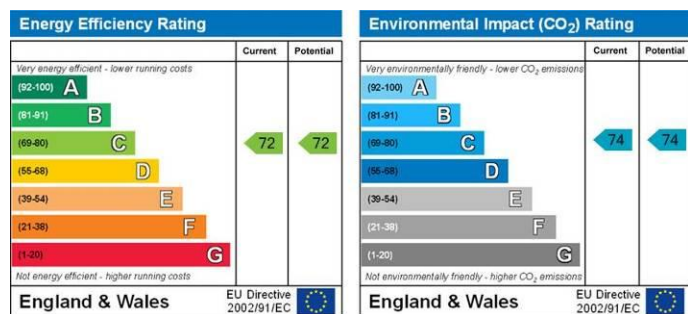
### **Floorplan**

*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](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. Det2702

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[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)

[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

