

*Estate Agents,
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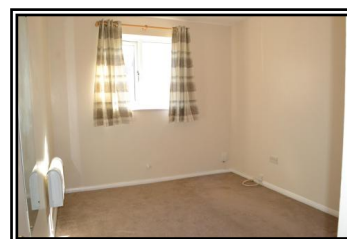
*Dedicated To
Quality Without
Compromise*

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

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

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01992 443807*

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



This spacious one double bedroom, ground floor, unfurnished apartment, forms part of this popular residential development located in the heart of Broxbourne, within a short walk of local shops and Broxbourne British Rail Station.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL***
- *GOOD SIZE SITTING/DINING ROOM***
- *FITTED KITCHEN***
- *DOUBLE BEDROOM***
- *BATHROOM***
- *DOUBLE GLAZED WINDOWS***
- *ELECTRIC HEATING***
- * COMMUNAL GARDENS, BIN STORES AND PARKING ***
- *AVAILABLE EARLY MID MAY 2025***
- *NO PETS* *NON SMOKERS***

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

COMMUNAL RECEPTION HALL *Courtesy lighting, communal notice board and staircase to all floors. A timber door with brass furniture leads to:*

The Apartment

RECEPTION HALL High level fuse board, two wall light points, entry phone system, wall mounted heater, telephone point, built-in storage cupboard and additional airing cupboard housing the cold water header tank, hot water cylinder and slatted shelving. Doors to double bedroom, bathroom and:

SITTING/DINING ROOM 18'8 x 9'7 Double glazed uPVC window to side, three wall light points, wall mounted heater, TV, satellite and telephone points. Door to:



KITCHEN 8'2 x 7'4 Double glazed uPVC window to rear and fitted with wall and base units with marble effect working surfaces and tiled splashbacks incorporating stainless steel sink strainer unit with mixer tap. Electric fan assisted oven and grill, four ring halogen hob, space for fridge/freezer and washing machine.

DOUBLE BEDROOM 12'10 x 8'7 (max) Double glazed uPVC window to rear and built-in full height wardrobe cupboards providing hanging and storage facilities. Wall mounted heater and telephone point.



BATHROOM 7'4 x 6'6 (max) Partly tiled in decorative ceramics with suite comprising, pedestal wash hand basin with mixer tap, low flush w.c. and panelled bath with mixer tap and shower attachment. Extractor fan and shaver point.

EXTERIOR

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

COUNCIL TAX BAND. C £1,953.88 (as of the 1st May 2025)

PRICE: £1,075.00 Per Calendar Month

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

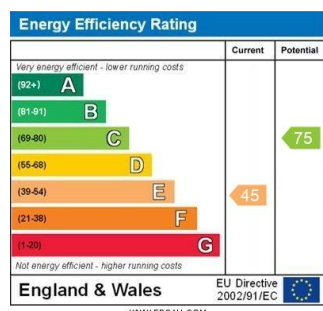


Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 -
www.clientmoneyprotect.co.uk



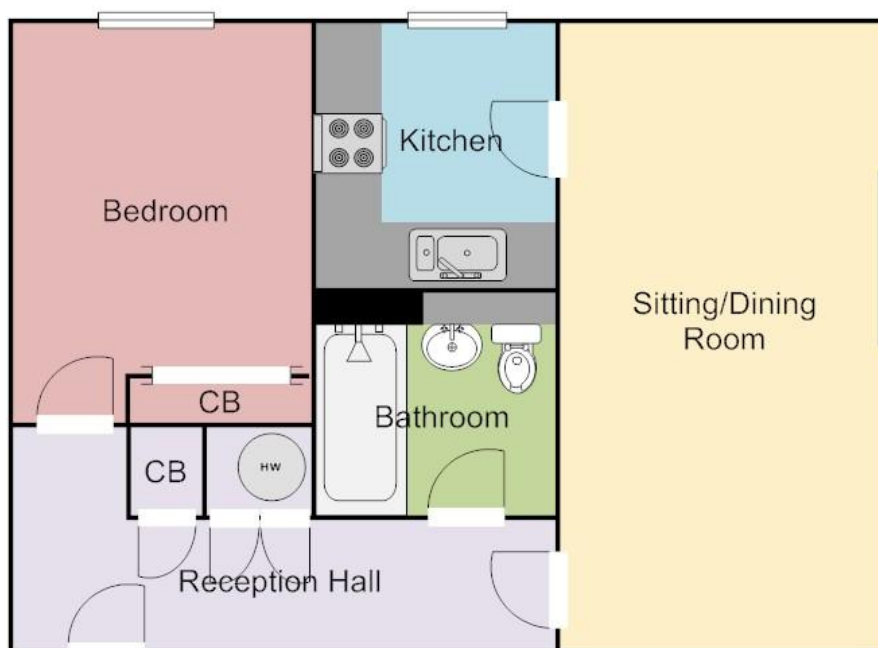
Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested by email

Floor Plan

This drawing is not to scale and should be used for observational purposes only



Important Note: These 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 tenant(s) must make their own enquiries regarding such matters. Det0196

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