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**BEECH COURT, STATION ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7AG.**



Overlooking parkland and forming part of this extremely sought after gated development, this one double bedroom first floor luxury apartment is offered unfurnished but with white goods and needs to be viewed to be fully appreciated.

Perfect for the commuter as the property is situated within a short stroll of Broxbourne British Rail Station, whilst local shops are also close to hand, and the surrounding countryside offers plenty of social, sporting and recreational facilities to accommodate most interests.

SUMMARY OF ACCOMMODATION

- *GATED DEVELOPMENT* *ENTRY PHONE SYSTEM***
- *RECEPTION HALL***
- *DOUBLE BEDROOM* *BATHROOM***
- *FITTED KITCHEN WITH WHITE GOODS***
- *SITTING/DINING ROOM***
- *UPVC DOUBLE GLAZED WINDOWS***
- *GAS FIRED CENTRAL HEATING***
- *COMMUNAL GARDENS***
- *ALLOCATED PARKING***

- *AVAILABLE EARLY AUGUST 2024***
- *NO PETS* *NON SMOKERS***

A communal staircase shared with one other apartment leads to a wrought iron entrance gate and hardwood panelled front door with brass furniture.

RECEPTION HALL *Coved ceiling, radiator, fuse board and storage cupboard with slatted shelving. Panelled doors to kitchen, bedroom and bathroom and glazed casement doors to:*

SITTING/DINING ROOM *16'7 x 11' Bright and spacious with a double glazed window and a double glazed square bay window to front, enjoying views of the park. Coved ceiling, Honeywell wall mounted central heating thermostat, two double radiators, TV and telephone points.*



KITCHEN *9'5 x 4'10 Partly tiled and fitted with a range of matching wall and base units with working surfaces over incorporating stainless steel single drainer sink unit with mixer tap. Range of Beko appliances to include washing machine and fridge freezer, inset four ring halogen NewWorld Fastlite hob with NewWorld stainless steel electric cooker below. Double glazed uPVC window to rear, Baxi wall mounted gas fire combination boiler, double radiator and ceramic tiled flooring.*

BATHROOM *5'8 x 5'4 Tiled and fitted with a matching suite comprising; pedestal wash hand basin with mirror and corner glass display shelf above, low flush w.c, and panelled bath with Triton shower unit. Obscure double glazed uPVC window to side, shaver point, wall mounted storage cupboard and towel rail.*

DOUBLE BEDROOM *10'10 x 8'1 (into wardrobe) Double glazed uPVC window to rear and fitted with full height mirror fronted wardrobes incorporating a dressing table. Coved ceiling, dimmer lighting and double radiator.*



EXTERIOR

The apartments are approached via a block paved communal driveway with double electric wrought iron security gates leading to the allocated parking. A feature stone and brick archway provides access to the communal gardens which are principally laid to lawn and enclosed by panelled fencing.



COUNCIL TAX BAND. C £1,629.44 (as of the 4th July 2024)

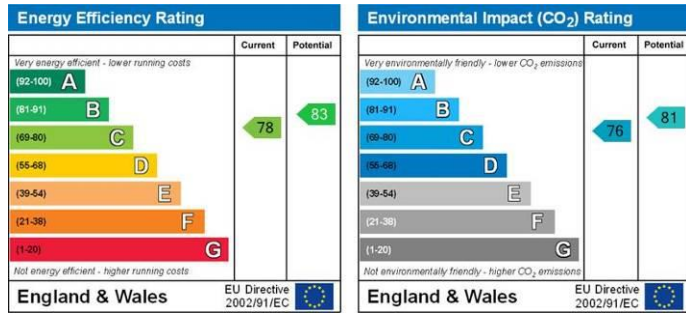
PRICE: £1,150.00 Per Calendar Month

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 via email

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



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