

EST. 1984



Jean Hennigan Properties

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**YUKON ROAD,
TURNFORD, HERTFORDSHIRE, EN10 6FP.**



Arguably situated in one of the best locations within the development, this spacious two bedroom, two bathroom, ground floor apartment is offered unfurnished but with white goods and benefits from allocated parking and casement doors leading directly into the secluded communal gardens.

Conveniently located being within minutes walk of Brookfield Farm Shopping Centre which amply caters for day to day requirements, whilst a choice of British Rail Stations to include Broxbourne and Cheshunt are but a short drive and provide fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH BUILT-IN STORAGE CUPBOARD AND AIRING CUPBOARD***
- *SPACIOUS SITTING/DINING ROOM WITH FEATURE ELECTRIC PEBBLED FIRE***
- *FITTED KITCHEN WITH WHITE GOODS***
- *BEDROOM ONE WITH EN-SUITE SHOWER ROOM***
- *SECOND GOOD SIZE BEDROOM***
- *QUALITY FITTED BATHROOM***
- *ELECTRIC CENTRAL HEATING AND DOUBLE GLAZED UPVC WINDOWS***
- *ALLOCATED PARKING WITH ADDITIONAL VISITORS PARKING***
- *LAWNED COMMUNAL GARDENS WITH DIRECT ACCESS FROM THE SITTING/DINING ROOM***
- *AVAILABLE END OF APRIL 2025***
- *NO PETS* *NON SMOKERS***

A multi pane glazed door with matching side windows and adjacent entry phone system, affords access to:

COMMUNAL ENTRANCE HALL Staircase to all floors, courtesy lighting, letter boxes and a notice board. A solid ash door leads to:

The Apartment

RECEPTION HALL 16'10 x 10'10 (l-shaped) High level fuse box, beech wood effect flooring, built-in cupboard with shelving and airing cupboard housing the cold water header tank and hot water cylinder with fitted immersion heaters and slatted shelving. Ash doors to bedrooms, bathroom and:

GOOD SIZE SITTING/DINING ROOM 17'1 x 14'8 Enjoying a south westerly aspect with double glazed window and double glazed casement doors with matching side windows affording access onto a paved terrace and directly into the communal gardens. Feature electric pebbled fire with sandstone effect surround, entry phone system, night storage heater, beech wood effect flooring, TV and telephone points. Access to:



KITCHEN 10' x 6'3 Comprehensively fitted with a range of beech wall and base units incorporating frosted glazed display cabinets and ample working surfaces with matching splashbacks and one and a quarter bowl stainless steel sink drainer unit. Range of appliances to include; fridge/freezer, washing machine, slimline dishwasher electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed window to rear overlooking countryside, recess LED spotlighting and beech wood effect flooring.

BEDROOM ONE 11'10 x 13'2 (max) Double glazed window to side over looking the communal gardens and stream beyond. Range of built-in wardrobe cupboards providing ample hanging and storage facilities. Convector heater, TV and telephone points. Ash door to:



EN-SUITE SHOWER ROOM 7'10 x 4' Partly tiled with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glass screen. Recess LED spotlighting, extractor fan, high level convector heater, wall light and shaver points.

BEDROOM TWO 9'5 x 7'4 Double glazed window to side, again enjoying views over the communal gardens.



BATHROOM 6'9 x 6'2 Partly tiled in quality decorative ceramics with travertine border and suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and panelled bath with mixer tap and hand shower attachment. Recess LED spotlighting, extractor fan, high level convector heater, wall light and shaver points.

EXTERIOR

Situated to the north side of the development, the apartments are approached via a long driveway which leads into the communal parking area.

A major benefit of this apartment is that the sitting/dining room has casement doors leading straight into the communal gardens, which wrap themselves around to one side and are bordered by a stream and mature trees and shrubs. The south westerly aspect means that the large lawned area not only enjoys an excellent degree of seclusion but provides a delightful area to while away a summers afternoon.



COUNCIL TAX BAND. C (£1,953.88 as of 7th April 2025)

PRICE: £1,400.00 Per Calendar Month

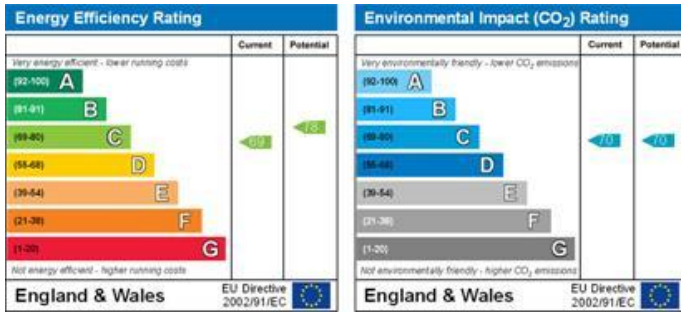
Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

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

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



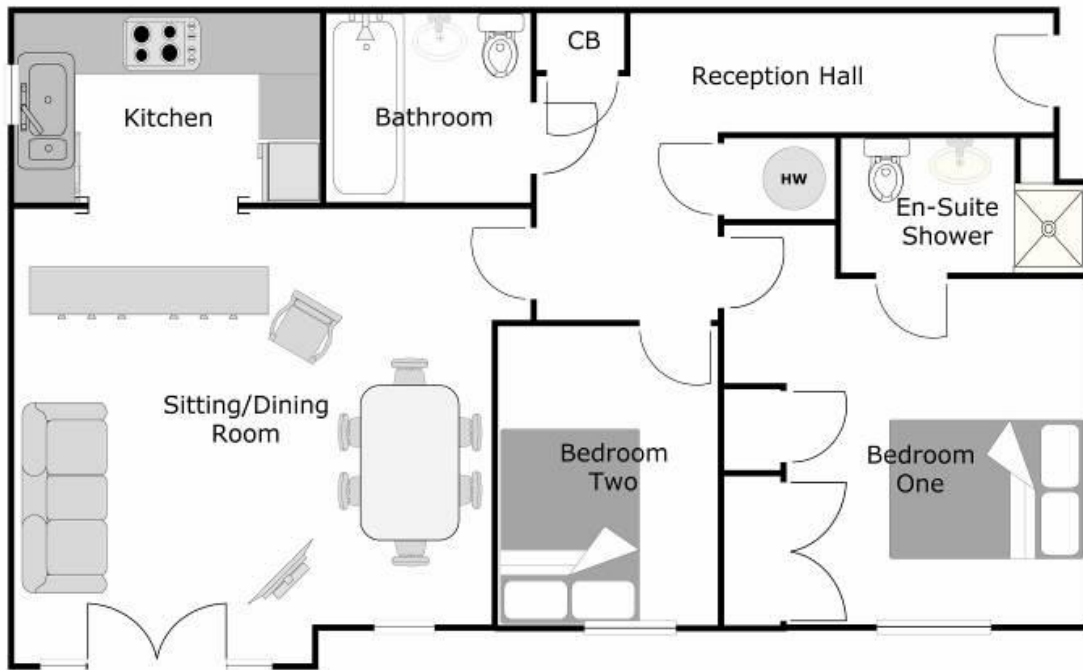
Energy Performance Certificate



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

Floor Plan

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



Floor Plan

Important Note: These particulars have been prepared by Jean Hennigan 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. Det0334

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