



Shepherds
Property Sales & Lettings

Ravenscroft | Broxbourne | EN10 7QD | £260,000



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A kitchen sink with a chrome faucet is in the foreground. The sink is set into a dark countertop. To the right of the faucet are two bottles of cleaning products: a white bottle of Tesco Extracts Multi-Purpose Kitchen Handwash and a green bottle of Tesco Extracts Multi-Purpose Kitchen Handwash. The background features a white tiled wall and a window with a view of a suburban neighborhood under a blue sky with white clouds. A small silver cup sits on the windowsill. The text "Shepherds Property Sales & Lettings" is overlaid on the left side of the image.

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The property is entered via a private front door off of the communal hallway. The front door opens in to a light and airy central corridor that leads to the living accommodation and private quarters. On the right hand side of the apartment is the living/ dining area with a set of large double doors that open inwards as part of the Juliet balcony. The kitchen is accessed via the living area and has fitted appliances. At the opposing end of the apartment is the two bedrooms & accompanying bathrooms. Bedroom one has a pretty outlook over Broxbourne common, built in wardrobes with sliding-mirrored doors, as well as an en-suite with showering facilities. Bedroom two and the family bathroom are both accessed via the central corridor, which is where the two storage cupboards can also be found.

The View out of the fourth floor flat is South towards London and has an open vista that changes daily and at night you see the great metropolis in the distance. From the communal foyer there is lift access to the fourth floor. The property is to be sold CHAIN FREE.

Ravenscroft is ideally situated with a short walk to Broxbourne Station with the fast railway service to London's Liverpool Street Station. the local shops provide for every day living needs and Lea Valley Regional Park is a short walk away.

Nearest stations

Broxbourne (0.3 mi) : Rye House (1.9 mi) : St. Margarets (Herts) (2.9 mi)

Distances are straight line measurements from centre of postcode

Leasehold Property with a 125 year Lease from 1998 : Ground Rent £175 Maintenance £2120 per annum

- 2 Bedroom Flat
- 2 Bathrooms
- Stunning Views Of Skyline
- Electric Heating
- Kitchen With Appliances
- Parking
- 4th Floor Property
- CHAIN FREE
- Lift Access



Communal Hallway

Lift and Stair Access

Entrance Door

Hallway

Living/ Dining Room

16'10 x 13'max

Kitchen

11'8 x 8'3

Bedroom One

12'4 x 10'2 + wds

En-Suite Shower

Bedroom Two

10'1 x 10'2

Family Bathroom

6'5 x 5'9

External

Allocated Parking



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: D

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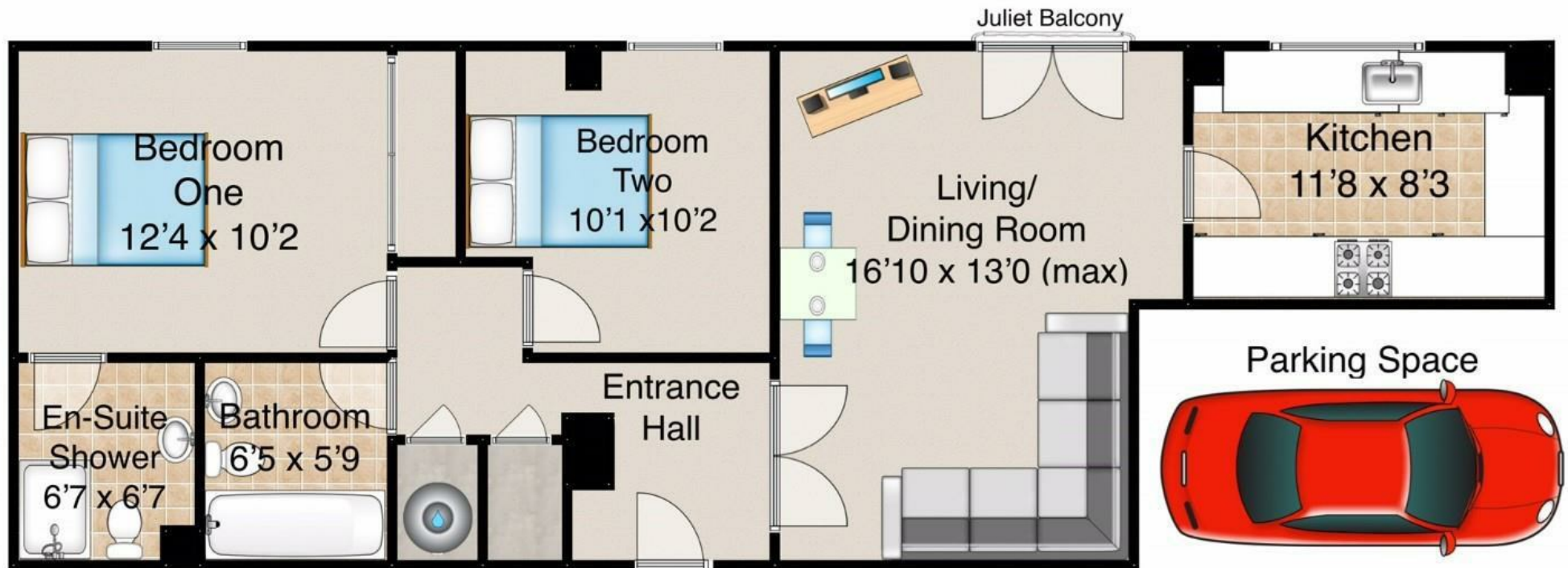
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Ravenscroft, High Road Broxbourne

View to South



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or amended without prior consent from Shepherds. Estate Agents Ltd.



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FINE & COUNTRY

