



Hadleigh Court, Broxbourne

- TWO DOUBLE BEDROOMS
- GREAT LOCATION
- LARGE LIVING SPACE
- SEATING BALCONY
- CLOSE TO RIVER
- FIRST FLOOR APARTMENT
- SHARE OF FREEHOLD
- SEPARATE FITTED KITCHEN
- FAMILY BATHROOM
- OFFERED CHAIN FREE

Asking Price £265,000

**Tenure: Share of
Freehold**

HUNTERS[®]

HERE TO GET *you* THERE

Hadleigh Court, Broxbourne

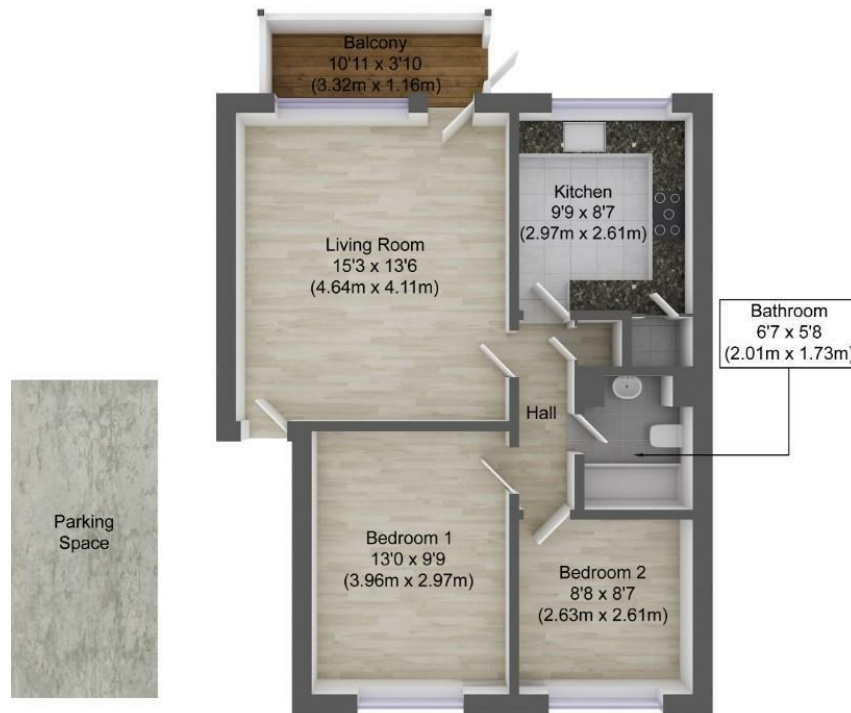
DESCRIPTION

Welcome to this well proportioned apartment located on High Road in the picturesque town of Broxbourne. This delightful property boasts a large living room with the luxury of a good size Balcony, perfect for relaxing with family and friends .

The property features a separate Kitchen and two double bedrooms. Situated in a convenient location, this property offers easy access to local amenities, schools, and transport links and has the added benefit of Gas heating . Whether you're looking for a starter home, downsizing or a buy to let, this apartment house has the potential to be the perfect place for you.

Don't miss out on the opportunity to purchase this great property in the heart of Broxbourne which is offered with no upward chain. Contact us to arrange a viewing and take the first step towards ownership.





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Approximate Gross Internal Area = 55.43 sq m / 596.64 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

54 High Street, Stanstead Abbots, SG12 8AG

Tel: 01920 872500 Email:

stansteadabbots@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

