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Jean Hennigan Properties

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**60 High Road
Broxbourne
Hertfordshire
EN10 7NF**



A Home Of Exceptional Character And Scale, this Magnificent Two Double Bedroom, Two Bathroom Luxury Apartment combines Grand Proportions With Refined Contemporary Styling. Set within the distinguished St. Cross Chambers, a building celebrated for its striking architecture and timeless presence, the apartment offers an impressive 1,260 sq ft of beautifully appointed living space, complemented by two allocated parking spaces and a 113-year lease. Offered with no upward chain, it presents a rare opportunity to acquire a residence of genuine distinction.

Bathed in natural light and designed with an effortless flow, the apartment blends modern comfort with subtle heritage touches, creating a warm and inviting atmosphere throughout. Its position on the border of Hoddesdon places a wealth of boutiques, eateries and leisure amenities just moments away, while neighbouring Broxbourne provides further conveniences, including a British Rail station with direct links into London and the Home Counties. For those who cherish the outdoors, the Lea Valley offers miles of scenic riverside and countryside walks, bridleways and charming pubs, the perfect escape at the end of a busy day.

SUMMARY OF ACCOMMODATION

GENEROUS RECEPTION HALL WITH AMPLE STORAGE SPACE

QUALITY FITTED CLOAKROOM

STUNNING, BRIGHT AND AIRY OPEN PLAN SITTING/DINING ROOM AND KITCHEN

SUMMARY OF ACCOMMODATION CONTINUED..

- *PRINCIPAL SUITE COMPRISING; GOOD SIZE DOUBLE BEDROOM, QUALITY FITTED EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE**
- *SECOND SPACIOUS DOUBLE BEDROOM AGAIN WITH QUALITY FITTED EN-SUITE BATHROOM**
 - *GAS FIRED CENTRAL HEATING**
 - *VENT AIXA AIR CIRCULATION SYSTEM**
- *MANY CHARACTER FEATURES AND 9' HIGH CEILING TO THE MAIN ROOMS**
- *TWO ALLOCATED PARKING FACILITIES**
- *APPROXIMATELY 113 YEAR LEASE WITH OPTION TO PURCHASE A SHARE OF FREEHOLD**



An oversized door with adjacent video entry phone system affords access to

COMMUNAL RECEPTION HALL *Flooded with light via a almost fully double glazed wall, courtesy sensor lighting and a turning staircase leading to the first floor. A solid oak door affords access to:*

The Apartment

RECEPTION HALL *19'2 x 9'6 (max) A generous and welcoming entrance hall sets the tone for the home, featuring extensive fitted storage, engineered oak flooring, recessed LED lighting and access to all principal rooms. The Vent Axia warm-air circulation system and video entry phone system are discreetly integrated for modern convenience.*



CLOAKROOM *Elegantly finished with quality porcelain tiling, a contemporary square basin with storage below, low flush w.c. with concealed cistern, chrome heated towel rail and travertine flooring.*

STUNNING OPEN-PLAN LIVING SPACE *23'10 x 23'7 (overall)*

A spectacular, free flowing space designed for both relaxation and entertaining, enhanced by multiple windows that flood the room with light.

Kitchen Area:– 16'7 x 8'6 A sleek, high-gloss kitchen with stone worktops, matching splashbacks and a stylish peninsula breakfast bar. Premium integrated appliances include two AEG ovens, one with grill, five-ring induction hob with illuminated extractor, fridge, freezer, dishwasher, washing machine and wine cooler. Amtico flooring and recessed LED lighting complete the contemporary aesthetic.



Sitting Area:– 16'6 x 15'11 A beautifully proportioned space with a large side window, ideal for both everyday living and hosting. TV, satellite and telephone points are thoughtfully positioned.



Dining Area:– 11' x 7' A striking feature of the home, this bright dining space is framed by five double glazed windows, creating an uplifting setting for meals.



PRINCIPAL SUITE

Bedroom:– 17'3 x 12'4 A serene and spacious retreat with LED lighting, and access to both the en-suite and walk-in wardrobe.





En-Suite Shower Room – 9’10 x 4’9 *Luxuriously appointed with porcelain tiling, sculptured basin with storage, low flush w.c. with concealed cistern, and a generous walk-in double shower with rainforest head. Travertine flooring and chrome heated towel rail add to the premium finish.*



Walk-In Wardrobe:– 6’11 x 5’ *A practical space with fitted wardrobes and housing the Vaillant gas-fired boiler.*

SECOND DOUBLE BEDROOM 20’1 x 11’1 (into wardrobes) *A superbly sized second bedroom with fitted full-height oak wardrobes, two front-facing windows and access to its own luxury en-suite.*



EN-SUITE BATH/SHOWER ROOM 7’11 x 6’4 *Finished to the same high standard as the principal suite, featuring a sculptured basin with storage, low flush w.c. with concealed cistern, panelled bath with rainforest shower, porcelain tiling and travertine flooring.*



EXTERIOR

The apartment benefits from two allocated parking spaces, located close to the main entrance door

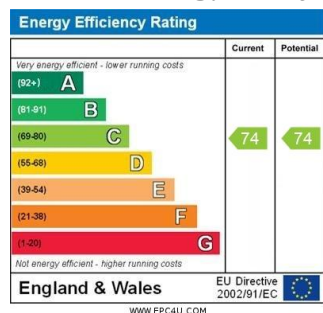
COUNCIL TAX BAND. D

PRICE: £560,000. LEASEHOLD

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



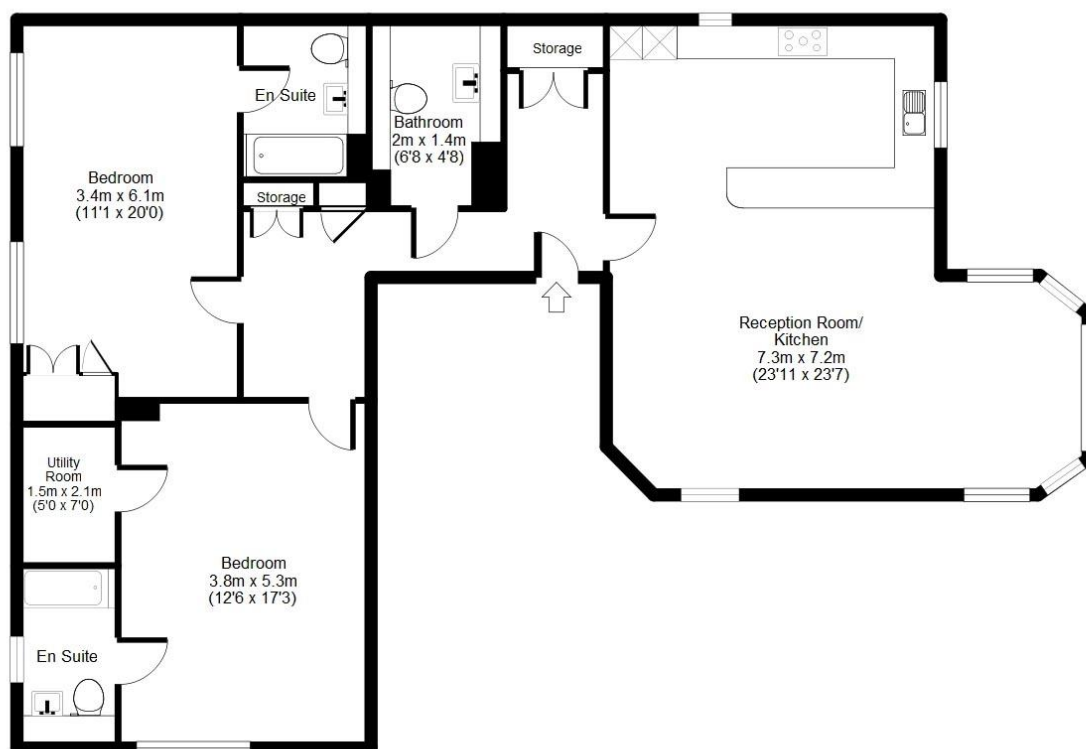
Energy Performance Graph



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

Floor Plans

These drawings are not to scale and should be used for observational purposes only



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

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales 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 purchaser(s) must make their own enquiries regarding such matters. Det2721

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