


Shepherds
Property Sales & Lettings

High Road I Broxbourne I EN10 7BN I £219,995


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# High Road I Broxbourne I EN10 7BN

Welcome to this charming retirement flat located in the desirable development of Richmond Court, Broxbourne. This delightful property offers comfortable living space, perfect for those seeking a peaceful and convenient lifestyle.

The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests, with a modern kitchen off of the lounge. Bedroom two is currently being used as a dining room, with further built in storage. Bedroom one offers built in wardrobes. The bathroom has been converted into a fully equipped wet room.

One of the standout features of this property is the allocated parking space, providing convenience for residents and there are multiple visitor bays. Residents can also enjoy the benefits of a communal garden, a lovely space to unwind and connect with neighbours.

Richmond Court is situated in a peaceful area, making it an ideal retreat for those looking to enjoy their retirement years. Local shops, restaurants and public transport are all within walking distance. With its thoughtful layout and desirable amenities, this flat presents a wonderful opportunity for comfortable living in a welcoming community.
Services include mains drainage, electric and water. No gas connected. Electric heating.
Leasehold Information: Lease length 83 years remaining, Maintenance charge £198.45 per month to include ground rent.
£2381.40 per annum

- Ground Floor Flat
- Over 55s Only
- Exceptional Condition Throughout
- Fully Equipped Wet Room
- Allocated Parking Bay
- Communal Garden
- Visitor Parking
- Close To Amenities & Transport
- Chain Free







Communal Entrance

Hallway

Living Room
12'5 x 11'3

Kitchen
8'7 x 6'9

Bedroom One
10' x 8'1

Bedroom Two/Dining Room
7'2 x 6'8

Wet Room
5'10 x 5'6

External

Communal Garden

Allocated Parking Bay
















**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:** | **C** |


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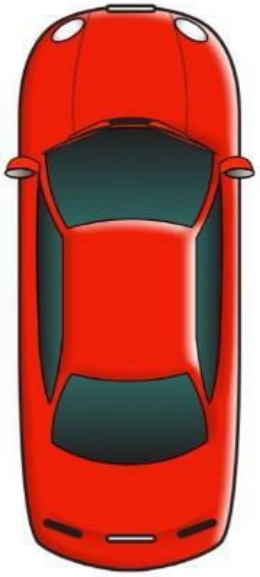

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# Richmond Court, Broxbourne

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Allocated Parking Space




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**CHESHUNT**
1 High Street, Cheshunt EN8 0BY

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cheshunt@shepherdsestates.co.uk

**HODDESDON**
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

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FINE & COUNTRY

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