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EN10 7NF*

**LANSDOWNE COURT, CHURCHFIELDS,
BROXBOURNE, HERTFORDSHIRE EN10 7JE.**



Forming part of this quiet and highly regarded development, this bright and spacious two double bedroom second floor apartment is flooded with natural daylight throughout and has several benefits including a private balcony, garage en-bloc and a share of the freehold.

Lansdowne Court is ideally located within a short walk of the amenities that Broxbourne has to offer including a selection of high street shops catering for day-to-day requirements, British Rail station serving London and Cambridge together with several sporting, recreational and parkland facilities.

SUMMARY OF ACCOMMODATION

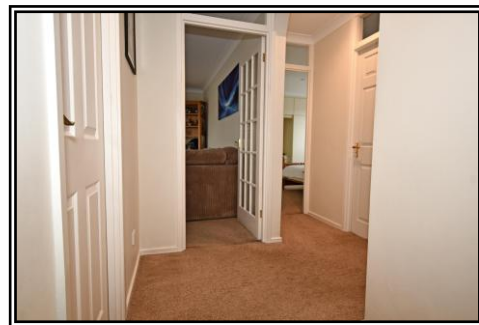
- *RECEPTION HALL**
- *GOOD SIZE KITCHEN/BREAKFAST ROOM**
- *DELIGHTFUL SITTING/DINING ROOM WITH PRIVATE BALCONY**
- *TWO DOUBLE BEDROOMS**
- *SHOWER ROOM**
- *GAS FIRED CENTRAL BOILER INSTALLED LESS THAN TWO YEARS**
- *DOUBLE GLAZED WINDOWS**
- *971 YEAR LEASE WITH SHARE OF FREEHOLD**
- *WELL MAINTAINED COMMUNAL GARDENS**
- *EN-BLOC GARAGE**

A double glazed door affords access to:

COMMUNAL RECEPTION HALL 12'2 x 3'4 Courtesy lighting, door to communal gardens and a part glazed timber door affords access to:

The Apartment

SPACIOUS RECEPTION HALL Decorative coved ceiling and radiator with shelf above. Multi paned door to sitting/dining room and panelled door leads to the second bedroom, and feature archway with spot lighting and wall mounted central heating controls. Panelled doors to principal bedroom and bathroom, multipaned glazed door leading to the:



KITCHEN/BREAKFAST ROOM 10'10 X 9'10 Window overlooking the communal grounds. Partly tiled in quality wall ceramics with decorative border to complement a range of recently refurbished fitted shaker style wall and base units with ample granite effect working surfaces over incorporating a single drainer sink unit with chrome mixer tap and cupboard below, housing the gas meter. Inset four ring electric hob with concealed extractor hood above and single oven and grill below. Space for fridge freezer and plumbing for washing machine. Built in pantry style cupboard with shelving and further storage cupboard above. Coved ceiling, spotlights and pendant light with electric fan. High gloss floor ceramics.

SITTING/DINING ROOM 14'11 x 12'2 With large window and adjacent glazed door leading onto the private balcony. Bespoke encased radiator, coved ceiling and spotlighting. Television and media connections together with dimmer lighting controls.



PRINCIPAL BEDROOM 11'11 x 10'11 measured to wardrobes. Window with south facing aspect. Fitted wardrobes on two wall with central dressing table and drawer recess with storage cupboards above. Radiator, coved ceilings and spot lighting.



SECOND BEDROOM 12'3 x 7'5 With views over the communal grounds and bespoke encased radiator below. Coved ceiling and spotlighting.



SHOWER ROOM Obscure glazed window. Tiled in quality wall and floor ceramics to complement suite comprising double width shower with electric shower unit and sliding glazed doors, wash hand basin with mixer tap and cupboard with open shelf unit below, low flush w.c. Large wall mounted mirror, coved ceiling and spotlighting. Sliding mirror door to built in cupboard with ample linen storage shelving also the Vaillant gas central heating boiler installed less than two years ago. The water meter can be found at low level.

BALCONY Brick built surround with panelling and handrail, ideal space for café table and chair to relax with a tea or coffee and enjoy the view over the communal grounds.





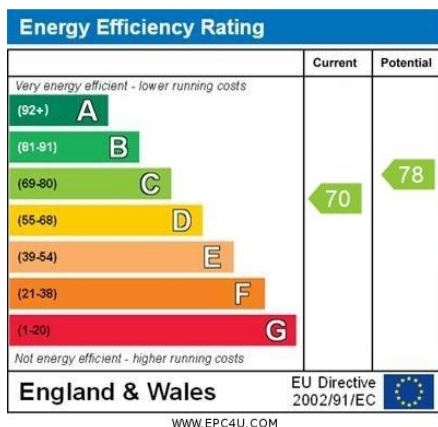
Rear Elevation

EN-BLOC With metal up and over door.

COUNCIL TAX BAND. C

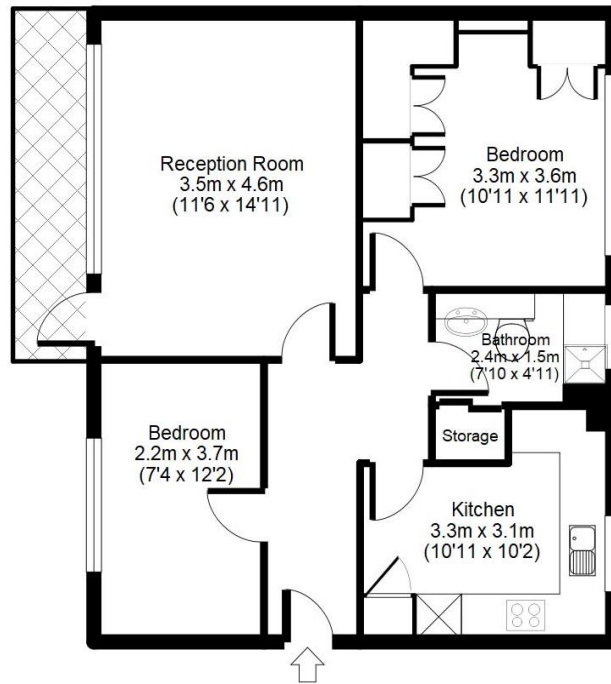
PRICE: £309,995 SHARE OF FREEHOLD

Energy Performance Graph



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

Floor Plans



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



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. Det2720

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