

RAVENS CROFT, HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7OD.

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



Discover this exceptionally spacious and beautifully presented one double bedroom apartment, set on the second floor and enhanced by lift access and allocated parking. The layout feels bright and inviting, offering an ideal blend of comfort and convenience.

Perfectly positioned for commuters, Broxbourne Station is just a short stroll away, providing fast and frequent links to London Liverpool Street, Cambridge and Stansted Airport. Everyday essentials are close at hand with local shops nearby, while the stunning Lea Valley is only moments from your door offering miles of scenic riverside walks, wildlife, leisure activities and the occasional welcoming pub along the way.

SUMMARY OF ACCOMMODATION

- *COMMUNAL ENTRANCE HALL WITH LIFT FACILITIES**
- *L-SHAPED RECEPTION HALL WITH WIDE AIRING/STORAGE CUPBOARD**
- *GOOD SIZE SITTING/DINING ROOM WITH JULIET BALCONY**
- *COMPREHENSIVELY FITTED KITCHEN**
- *DOUBLE BEDROOM WITH MIRRORED FITTED WARDROBE**
- *QUALITY FITTED BATHROOM**
- *ELECTRIC HEATING**
- *DOUBLE GLAZED WINDOWS**
- *LIFT FACILITIES TO ALL FLOORS**
- *ALLOCATED PARKING FACILITIES**

A multi pane glazed door with matching side windows and adjacent intercom system affords access to:

COMMUNAL ENTRANCE HALL *Door to stairwell, letterboxes and lifts to all floors.*

SECOND FLOOR LANDING *Double glazed uPVC windows to side and courtesy sensor lighting. Door to:*

The Apartment

RECEPTION HALL *Coved ceiling, wall mounted entry phone system, wall mounted night storage heater, wood effect flooring and wide airing cupboard housing the pressurised hot water cylinder with fitted immersion heaters and fuse boards. Doors to double bedroom and bathroom and casement doors to:*

GOOD SIZE SITTING/DINING ROOM *17'9 x 14'7 Double glazed uPVC casement doors with Juliet balcony to rear. Coved ceiling, wall mounted night storage heater, additional electric heater, wood effect flooring, TV, FM, satellite, and telephone points. Door to:*



COMPREHENSIVELY FITTED KITCHEN *11'6 x 8'2 Fitted with a range of wall and base units with ample marble effect working surfaces and tiled splashbacks incorporating one and a quarter bowl stainless steel sink drainer unit with washing machine below. Further range of appliances to include electric fan assisted oven and grill, four ring electric hob with brush stainless steel illuminated extractor canopy above, fridge/freezer and integrated dishwasher. Double glazed uPVC window to rear, recess halogen spotlighting and wood effect flooring.*

DOUBLE BEDROOM *13'2 x 9'3 (To Wardrobes) Double glazed uPVC window to side. Range of fitted full-height mirror-fronted wardrobe cupboards with sliding doors, providing ample hanging and storage facilities. Coved ceiling, wall mounted convector heater, beech laminate wood flooring, TV, FM and telephone points.*



BATHROOM 6'6 x 5'7 Partly tiled with suite comprising: wash hand basin inset into working surface with double cupboard below, low flush w.c. with hide away cistern and panelled bath with mixer tap, shower attachment and glazed screen. Coved ceiling, recess halogen spotlighting, extractor fan, light/shaver point and tiled flooring.



EXTERIOR

The apartment benefits from allocated parking, together with ample additional visitors parking and communal bin stores.

COUNCIL TAX BAND C

PRICE: £205,000 LEASEHOLD
(Approximately 99 Years Remaining)

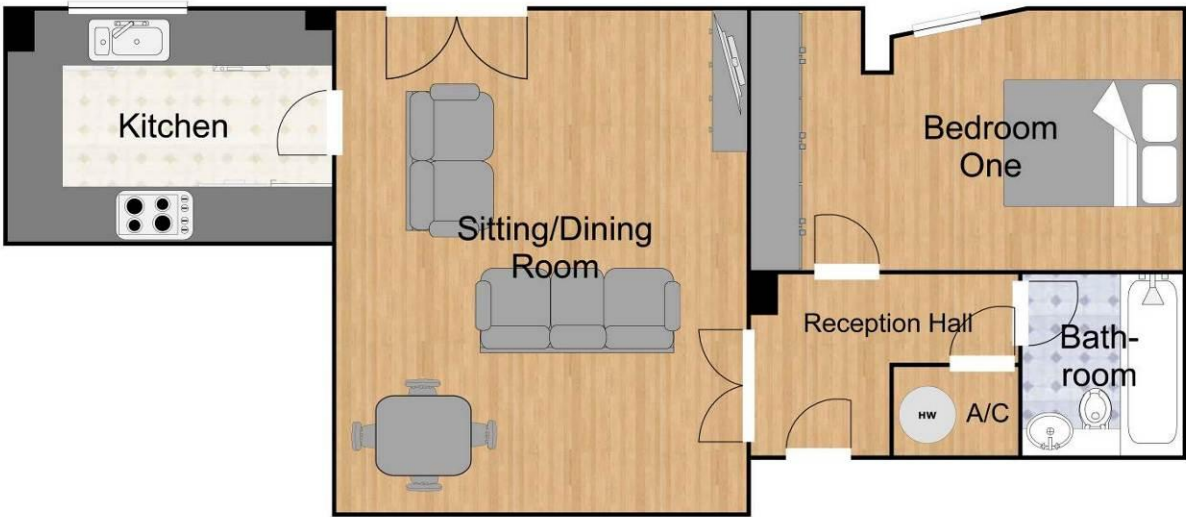
Maintenance Charge (Including Water Rate) £3,703.00 Approximately Per Annum
Ground Rent £125.00 Approximately Per Annum

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

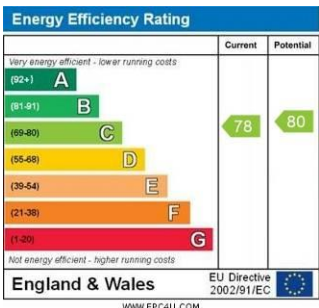


Floor Plans

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



Energy Performance Graph



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

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 driver's 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. Det2717

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