

EST. 1984



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**PEPYS COURT, COLTHURST GARDENS,
HODDESDON, HERTFORDSHIRE, EN11 0GD.**



This recently refurbished two bedroom first floor apartment is offered unfurnished and provides a bright, well-proportioned sitting/dining room, a newly fitted modern kitchen, and a contemporary bathroom.

The property benefits from gas-fired central heating, allocated parking, and a fresh, neutral décor throughout. Conveniently located within a short walk of Rye House railway station, it offers excellent access for commuters while remaining close to local amenities.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH DEEP WALK-IN STORAGE CUPBOARD*
- *RECENTLY FITTED KITCHEN*
- *GOOD SIZE SITTING/DINING ROOM*
- *TWO BEDROOMS*
- *RECENTLY FITTED BATHROOM*
- *ALLOCATED PARKING*
- *LAWED COMMUNAL GARDENS*

A door with adjacent entry phone system affords access to:

COMMUNAL RECEPTION HALL Courtesy lighting, notice board and letter boxes. Door to communal gardens and staircase to all floors.

FIRST FLOOR COMMUNAL LANDINGS Double doors to landing area and window to rear. A panelled door affords access to:

The Apartment

RECEPTION HALL *Recessed LED spotlighting, high level fuse board, video entry phone system and deep walk-in airing cupboard with automatic light and slatted shelving. panelled doors to sitting/dining room, bedrooms, bathroom and:*



KITCHEN *Fitted with a range of wall and base units with ample granite effect working surfaces with metro style tiled splashbacks incorporating stainless steel sink drainer unit with mixer tap. Space for fridge/freezer, recess with plumbing for washing machine and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed window to rear, recessed LED spotlighting and wall mounted gas fired combination boiler.*

SITTING/DINING ROOM *Double glazed window to front with thermostatically controlled radiator below. Recessed LED spotlighting, wall mounted central heating thermostat, TV and telephone points.*



BEDROOM ONE *Double glazed window to front with thermostatically controlled radiators below. Recess LED spotlighting, TV and telephone points.*



BEDROOM TWO *Double glazed window to front with thermostatically controlled radiators below. Recess LED spotlighting and TV.*

BATHROOM *Part aqua panelled with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and panelled bath with independent thermostatically controlled hand shower with rain forest shower and glass screen. Obscure double glazed window to rear, recessed LED spotlighting, extractor fan and radiator.*



EXTERIOR

The apartment enjoys the use of the communal gardens and benefits from allocated parking.

COUNCIL TAX BAND. C £2,050.16 (as of 5th July 2026)

PRICE: £1,400. 00 Per Calendar Month

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



Clients' Money Protection Scheme: - Client Money Protect,
Membership No. CMP003840 - www.clientmoneyprotect.co.uk



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 Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(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 tenant(s) must make their own enquiries regarding such matters. Det0431

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