

EST. 1984



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Hertfordshire
EN10 7NF*

**HURON ROAD, CANADA FIELDS,
TURNFORD, HERTFORDSHIRE, EN10 6FT.**



NO UPWARD CHAIN

Delightful position overlooking the New River, this surprisingly spacious two double bedroom well-presented apartment forms part of this popular development with the benefit of two allocated vehicle parking spaces.

Enjoying an ideal location for the commuter with Cheshunt and Broxbourne British Rail Stations being close by, whilst Brookfield Farm Shopping Centre is literally on the doorstep and offers excellent facilities.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH BOILER CUPBOARD AND
ADDITIONAL STORAGE CUPBOARD**
- *SITTING/DINING ROOM OVERLOOKING THE NEW RIVER**
 - *MAPLE FITTED KITCHEN**
- *BEDROOM ONE WITH EN-SUITE SHOWER ROOM**
 - *SECOND GOOD SIZE DOUBLE BEDROOM**
 - *BATHROOM**
 - *GAS FIRED CENTRAL HEATING**
 - *DOUBLE GLAZED UPVC WINDOWS**
 - *TWO ALLOCATED PARKING SPACES**
 - *130 YEAR LEASE**
- *LAWNEED COMMUNAL GARDENS BORDERING THE NEW RIVER**

A covered entrance with courtesy lighting, obscure double-glazed door and entry phone system affords access to:

COMMUNAL RECEPTION HALL *Courtesy lighting, cupboard housing the electric meters and notice board. Obscure double glazed uPVC door to rear and staircase to all floors.*

SECOND FLOOR LANDING *Double glazed uPVC window to rear and courtesy lighting. A panelled door with brass furniture affords access to:*

The Apartment

RECEPTION HALL *13'6 x 3'5 Coved ceiling, wall mounted entry phone system, Danfoss central heating thermostat and programmer controls, radiator and oak flooring. Built-in cupboard providing storage facilities and additional airing cupboard housing the Ideal gas fired combination boiler, slatted shelving and fuse board. Panelled doors to bedrooms, bathroom and:*

SITTING/DINING ROOM *15'3 x 12'11 (max) Double- glazed uPVC window to rear enjoying views across the New River and with thermostatically controlled double radiator below. Coved ceiling, oak flooring, telephone, FM and two TV points. Access to:*



KITCHEN *7'1 x 6'10 Double-glazed uPVC window to rear again enjoying views across the New River. Fitted with a range of Maple wall and base units with granite effect working surfaces and decorative tiled splash backs incorporating Leisure stainless steel sink drainer unit with contemporary mixer tap. Recess with plumbing for washing machine and dishwasher, space for fridge/freezer and Hotpoint electric fan assisted oven and grill with four ring gas hob and illuminated extractor canopy above. Oak flooring.*

BEDROOM ONE *10' x 10' Double-glazed uPVC window to front with thermostatically controlled radiator below. Coved ceiling, TV and telephone points. Panelled door to:*



EN-SUITE SHOWER ROOM *7'11 x 4'4 With suite comprising; pedestal wash hand basin, low flush w.c. and walk-in tiled shower cubicle with Triton Seville thermostatically controlled power shower and folding glazed screen. Obscure double glazed uPVC window to front, Greenwood Airvac extractor fan, shaver point and thermostatically controlled radiator.*



GOOD SIZE SECOND DOUBLE BEDROOM 12'1 x 9'9 (max) Double-glazed uPVC window to front with thermostatically controlled radiator below. Coved ceiling.

BATHROOM 6'10 x 6'2 Partly tiled with suite comprising; pedestal wash hand basin, low flush w.c. and oval panelled bath with mixer tap, shower attachment, curtain and rail. Greenwood Airvac extractor fan and radiator and recently fitted flooring.



EXTERIOR

Bordering the New River, the communal gardens are mainly laid to lawn and wrap themselves around the apartments with interspersed shrub beds. To the side of the apartments are two tandem allocated parking spaces with additional visitors parking available.

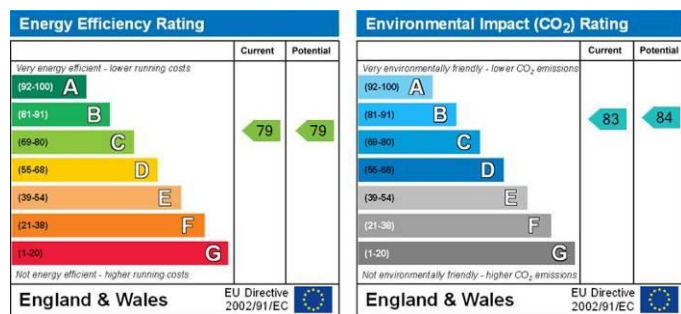
COUNCIL TAX BAND. C

PRICE: £255,000 LEASEHOLD (Approximately 130 years remaining)

Ground Rent:- £129.27 Approximately - Twice per year in January and July, there is a ten year rent review next due in 2036.

Service Charge:- £1347.13 Approximately per year

Energy Performance Graph



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

VIEWING: By appointment with Owners 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 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 tenant(s) must make their own enquiries regarding such matters. Def2392

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