

EST. 1984



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EN10 7NF*

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01992 443807*

**STATION ROAD,  
BROXBOURNE, HERTFORDSHIRE, EN10 7OX.**



*This spacious one double bedroom, top floor apartment, is offered unfurnished but with white goods, allocated parking and is situated within walking distance of Broxbourne British Rail Station, local shops and an abundance of recreational facilities.*

**SUMMARY OF ACCOMMODATION**

**\*RECEPTION HALL\***

**\*FITTED KITCHEN WITH WHITE GOODS\***

**\*GOOD SIZED SITTING/DINING ROOM WITH JULIET BALCONY\***

**\*DOUBLE BEDROOM WITH MIRROR FRONTED WARDROBES\***

**\*BATHROOM\***

**\*DOUBLE GLAZED WINDOWS\***

**\*ELECTRIC HEATING\***

**\*ALLOCATED PARKING\***

**\*COMMUNAL BIN STORES\***

**\*NO PETS\* \*NO SMOKERS\***

**\*AVAILABLE EARLY MAY 2024\***

*A double glazed uPVC door, with adjacent entry phone system, affords access to:*

**COMMUNAL ENTRANCE HALL** *Courtesy lighting, letter boxes and staircase to all floors.*

SECOND FLOOR LANDING Double glazed uPVC window to front, courtesy lighting and door to:

### ***The Apartment***

RECEPTION HALL Coved ceiling, wall mounted entry phone system, **Newera Credanet** electric heating controls, **Creda** night storage heater and airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Casement doors to sitting/dining room and further doors to bedroom, bathroom and:



KITCHEN 8'2 x 7'9 Fitted with a range of wall and base units with marble effect working surfaces and tiled splashbacks incorporating one and a quarter bowl stainless steel sink drainer unit with mixer tap. **Bosch** slimline dishwasher, **Smeg** electric fan assisted oven and grill, with four ring electric hob and brushed stainless steel illuminated extractor canopy above and range of integrated appliances to include **Smeg** Fridge, Freezer and **Fagon** washing machine. Double glazed uPVC window to rear and recess halogen spotlighting.

SITTING/DINING ROOM 18'5 x 10'8 Double glazed uPVC window and double glazed uPVC casement doors with Juliet balcony to front. Coved ceiling, two **Creda** night storage heaters, TV and telephone points.



DOUBLE BEDROOM 12'3 x 8'6 (into wardrobes) Double glazed uPVC window to rear and range of fitted full height mirror fronted wardrobe cupboards providing hanging and storage facilities. Coved ceiling, wall mounted panel heater and TV point.



BATHROOM 8'2 x 5'5 (max) Partly tiled with suite comprising; pedestal wash hand basin, low flush w.c. and panelled bath with mixer tap, shower attachment, curtain and rail. Coved ceiling, recess halogen spotlighting, light/shaver point and high level convector heater.

### EXTERIOR

The apartment benefits from an allocated parking facility, together with ample visitors parking and there are communal bin stores.



COUNCIL TAX BAND. B (£1,653.68 as of the 22nd April 2024)

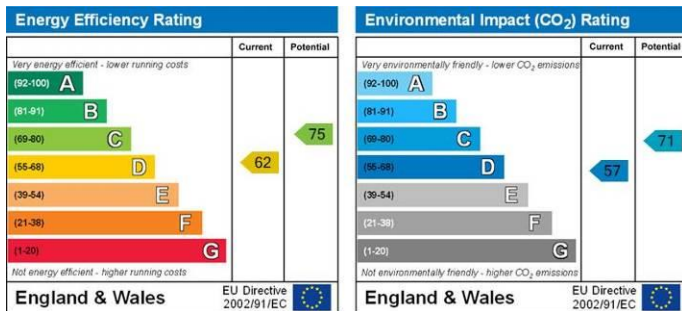
**PRICE: £995.00 Per Calendar Month**

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)

Clients' Money Protection Scheme: - Client Money Protect,  
Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://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 Hennigan 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. Detret0033

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