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*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**RICHMOND COURT, HIGH ROAD
BROXBOURNE, HERTFORDSHIRE, EN10 7BN.**

MINIMUM AGE REQUIREMENT - 55 YEARS OLD



Although in need of upgrading this two-bedroom ground floor RETIREMENT apartment is ideally located forming part of a popular development within walking distance of the British Rail Station and the High Street shopping parade together with all the amenities that Broxbourne has to offer.

For purchasers over the age of 55years, seeking a property that needs refurbishment to create a home in a future proof convenient location, we would strongly recommend an early viewing.

SUMMARY OF ACCOMMODATION

- *COMMUNAL ENTRANCE HALL***
- *RECEPTION HALL***
- *KITCHEN/SITTING ROOM***
- *DOUBLE BEDROOM***
- *SINGLE BEDROOM***
- *SHOWER ROOM***
- *DOUBLE GLAZED AND PART SECONDARY GLAZING***
- *ELECTRIC CENTRAL HEATING***
- *ALLOCATED RESIDENTS PERMIT PARKING PLUS VISITOR PARKING***
- *COMMUNAL GARDENS, BIN STORES & DRYING AREA***

Communal entrance hall with staircase leading to the first-floor landing.

The Apartment

Partly glazed entrance door with brass furniture leads to the

RECEPTION HALL *With doors leading to the sitting/kitchen, bedrooms and bathroom. Entry phone system and high-level fuse box. Built in cupboard housing the water tank with slatted shelving and further storage cupboard.*

KITCHEN *8'8 x 7'1 (Requires upgrading). Window overlooking communal gardens. Partly tiled in wall ceramics and fitted with a range of wall and base units with working surfaces over incorporating a drop leaf table. Inset stainless steel sink unit with mixer tap and cupboards below. Plumbing for washing machine and space for fridge freezer and cooker. Coved ceilings with spotlight fittings and wooden flooring.*



SITTING ROOM *12'5 x 10'5 Large bay window with double and secondary glazing. Dimplex wall mounted Economy 7 electric heater, coved ceilings no floor covering.*



BEDROOM ONE *12'2 x 8'1 Window with wooden curtain rail above and electric Dimplex Economy 7 heater below. Built in wardrobes to one wall.*





SECOND BEDROOM 9'2 x 6'10 Window to side overlooking grass area with electric heater below.

SHOWER/WETROOM 5'8 x 5'2 Partly tiled and fitted with Mira shower unit with fold down seat, low flush w.c. and wash hand basin with tiled splashback, heated towel rail and mirror fronted medicine cabinet.



Exterior

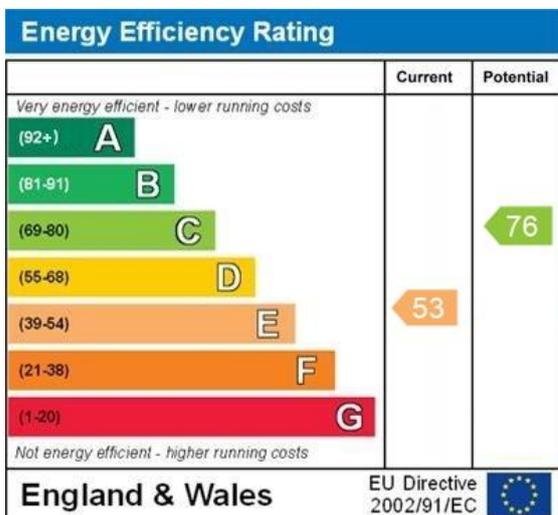
The grounds are communal and there is allocated parking for one vehicle.

COUNCIL TAX BAND C

PRICE: £205,000. LEASEHOLD
(Approximately 87 Years Remaining)

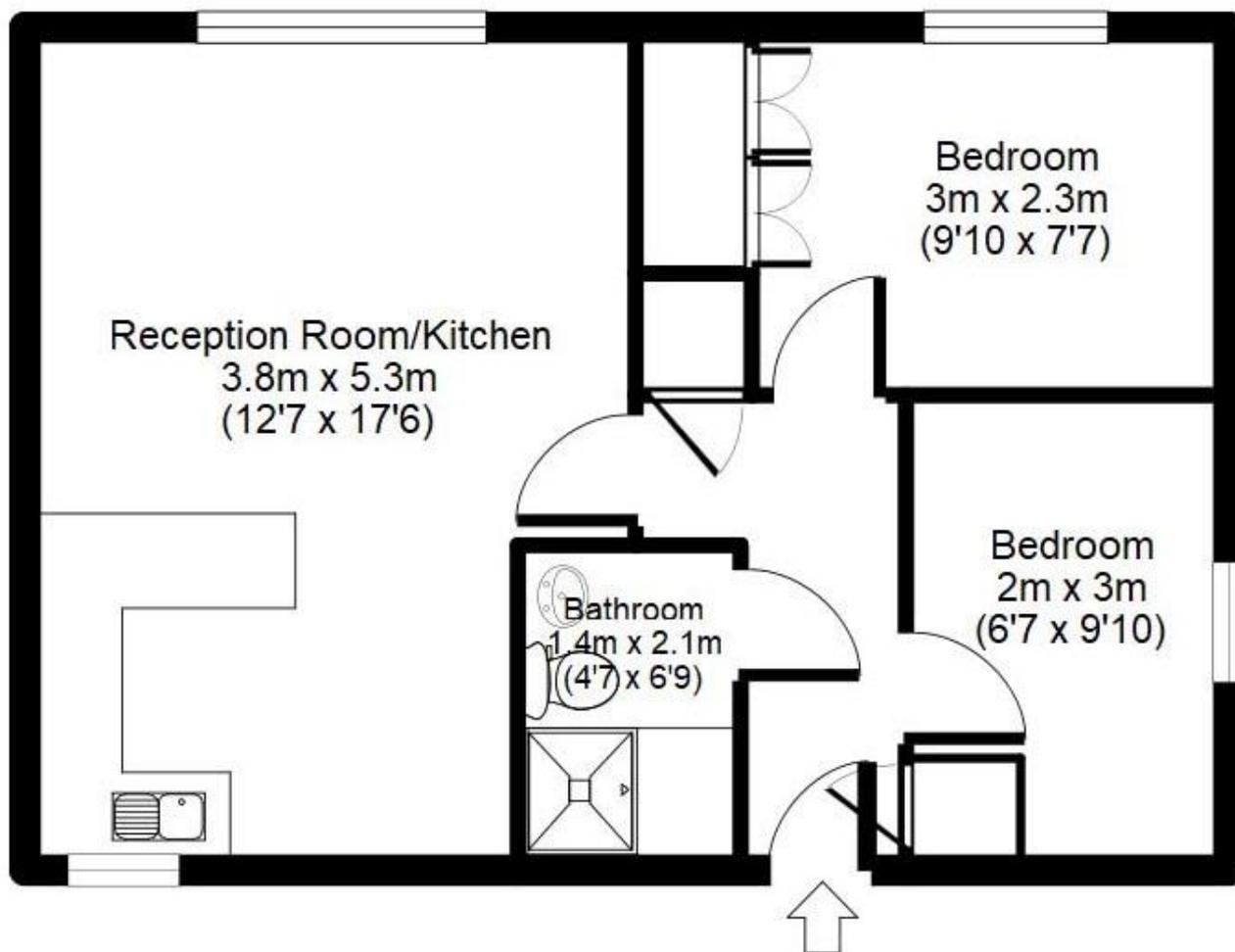
Ground Rent & Maintenance Charge £110.00 per month To be confirmed
Minimum Age Requirement of 55years

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 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. Det 2718

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