

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

**LANDSOWNE COURT,
BROXBOURNE, HERTFORDSHIRE, EN10 7JE.**



Recently refurbished and forming part of this sought after, and quiet, residential development in the heart of Broxbourne, this spacious two double bedroom, ground floor apartment benefits from gas central heating, double glazed windows and an en-block garage

Conveniently located being within a short walk of Broxbourne British Rail Station and a selection of local shops which amply cater for day-to-day requirements, whilst the surrounding countryside offers a wealth of leisure and sporting pursuits which will undoubtedly cater for most interests.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY AND RECEPTION HALL**
- *SPACIOUS SITTING/DINING ROOM**
- *QUALITY FITTED KITCHEN/BREAKFAST ROOM**
- *TWO DOUBLE BEDROOMS**
- *GOOD SIZE SHOWER ROOM**
- *NEW CARPETS THROUGHOUT* *GAS FIRED CENTRAL HEATING**
- *DOUBLE GLAZED UPVC WINDOWS**
- *EN-BLOCK GARAGE & VISITORS PARKING**
- *WELL MAINTAINED LAWNED COMMUNAL GARDENS**
- *NO PETS* *NO SMOKERS**
- *AVAILABLE MIDDLE OF DECEMBER 2025**

A covered entrance with double glazed door affords access to:

COMMUNAL RECEPTION HALL *Double glazed uPVC door to communal gardens and staircase to all floors. A decorative coloured leaded light panelled door affords access to:*

The Apartment

ENTRANCE LOBBY *High level fuse board and door to:*

RECEPTION HALL *Wall mounted central heating thermostat, radiator, telephone point and deep built-in storage cupboard housing the Vaillant gas fired combination boiler. Doors to sitting/dining room, bedrooms, shower room and:*



QUALITY FITTED KITCHEN *10'10 x 9'10 (max) Fitted with a range of wall and base units with ample granite effect working surfaces and tiled splashbacks incorporating Carron Phoenix one and a quarter bowl sink drainer unit with mixer tap. Range of appliances to include washing machine, fridge, and freezer and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed uPVC window to front, double radiator, terracotta tiled flooring and built-in storage cupboard.*

GOOD SIZE SITTING/DINING ROOM *15' x 11'7 Double glazed uPVC window to side with radiator below. Coved ceiling and TV point.*



BEDROOM ONE *12' x 10'11 Double glazed uPVC window to front with radiator below. Range of wardrobes with matching bedside table and chest of drawers. TV and telephone points.*

BEDROOM TWO 12'3 x 7'5 Double glazed uPVC window to rear with radiator below. Range of wardrobes with matching bedside table.



SHOWER ROOM 7'9 x 4'11 Tiled with suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glass screens. Double glazed uPVC window to front and radiator.

EXTERIOR

The apartment enjoys the use of meticulously maintained lawned communal gardens with clothes drying areas and an oversized en-block garage.



COUNCIL TAX BAND. C (As of 5th December 2025 £1,953.88)

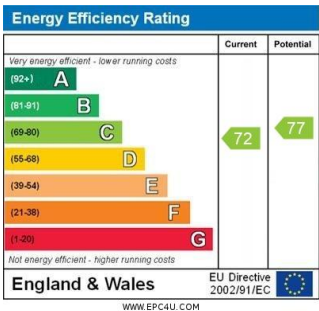
PRICE: £1,450.00 Per Calendar Month

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

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



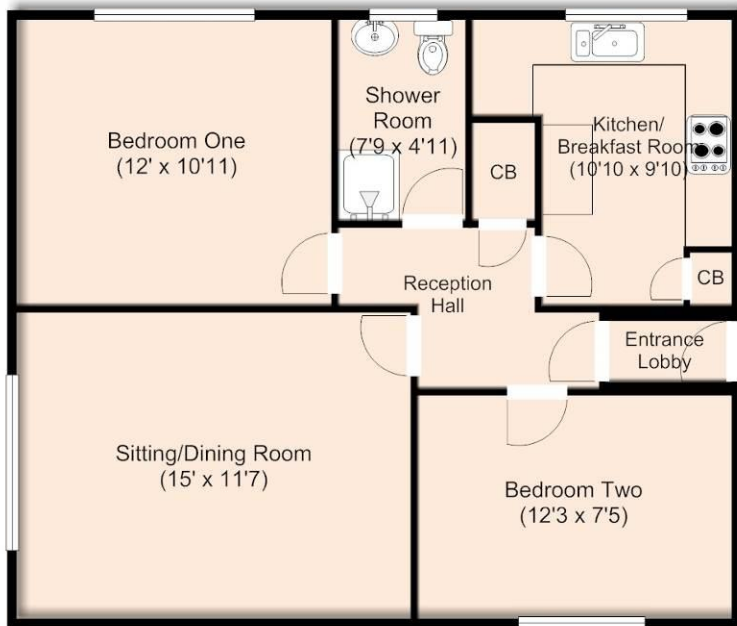
Energy Performance Graph



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

Floor Plan

This drawing is not to scale and should be used for observational purposes only



VIEWING: By appointment with Owners Sole 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 perspective 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. Det0351

Visit us or email us at:

www.jeanhennighanproperties.co.uk enquiries@jeanhennighanproperties.co.uk

