KIRBY COLLETTI

EST 2004

RESIDENTIAL SALES & LETTINGS

29 Clyfton Close

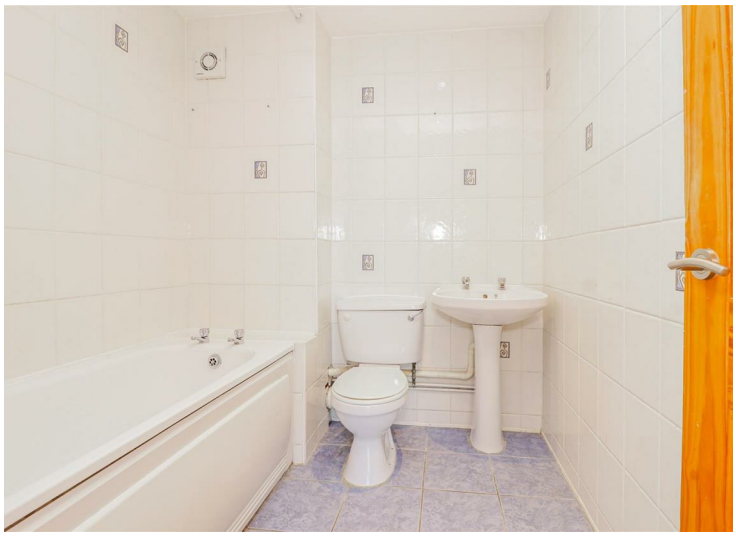
Broxbourne EN10 6NT

£225,000

2 1 1 D

*** Extended Lease & Chain Free*** Kirby Colletti are pleased to offer this Two Bedroom Top Floor Apartment ideally located within easy access to all local amenities including local shops, schooling for all ages, the scenic Lea Valley Regional Park and River Lea, and is just over a mile from Broxbourne Railway Station, providing a fast commute into London.

The property offers security entry system, spacious Lounge, Kitchen, Bathroom, uPVC Double glazed windows. Communal Gardens and Residents Parking.



Accommodation

uPVC Double glazed communal front door via entry phone to communal entrance hall with stairs to all floors. Wooden front door to:

Entrance Hall

Wall mounted entry phone. Loft access. Laminate flooring. Door to:

Lounge

16 x 12'10 (4.88m x 3.91m)

Front aspect uPVC double window. Side aspect uPVC double glazed window. Wall mounted electric radiator. Television aerial point. Storage cupboard. Recessed spotlights. Laminate floor. Door to:

Kitchen

10'11 x8'11 (3.33m x2.72m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Work surfaces over. Inset single drainer stainless steel one and half bowl sink unit mixer tap over. Built in electric four ring hob. Built in oven below. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Tiled floor.

Bedroom One

12'10 x12'8 (3.91m x3.86m)

Side aspect uPVC double glazed window. Wall mounted electric radiator. Recessed spotlights. Laminate floor.

Bedroom Two

8'11 x 7 (2.72m x 2.13m)

Rear aspect uPVC double glazed window. Wall mounted electric radiator. Laminate floor. Recessed spotlights.

Bathroom

8'11 x7 (2.72m x2.13m)

White suite comprising panel enclosed bath. Wall mounted shower and shower curtain. Low level W.C. Pedestal wash hand basin. Walls fully tiled. Extractor fan. Tiled floor.

Exterior

Communal gardens. Residents parking.

Agents Note

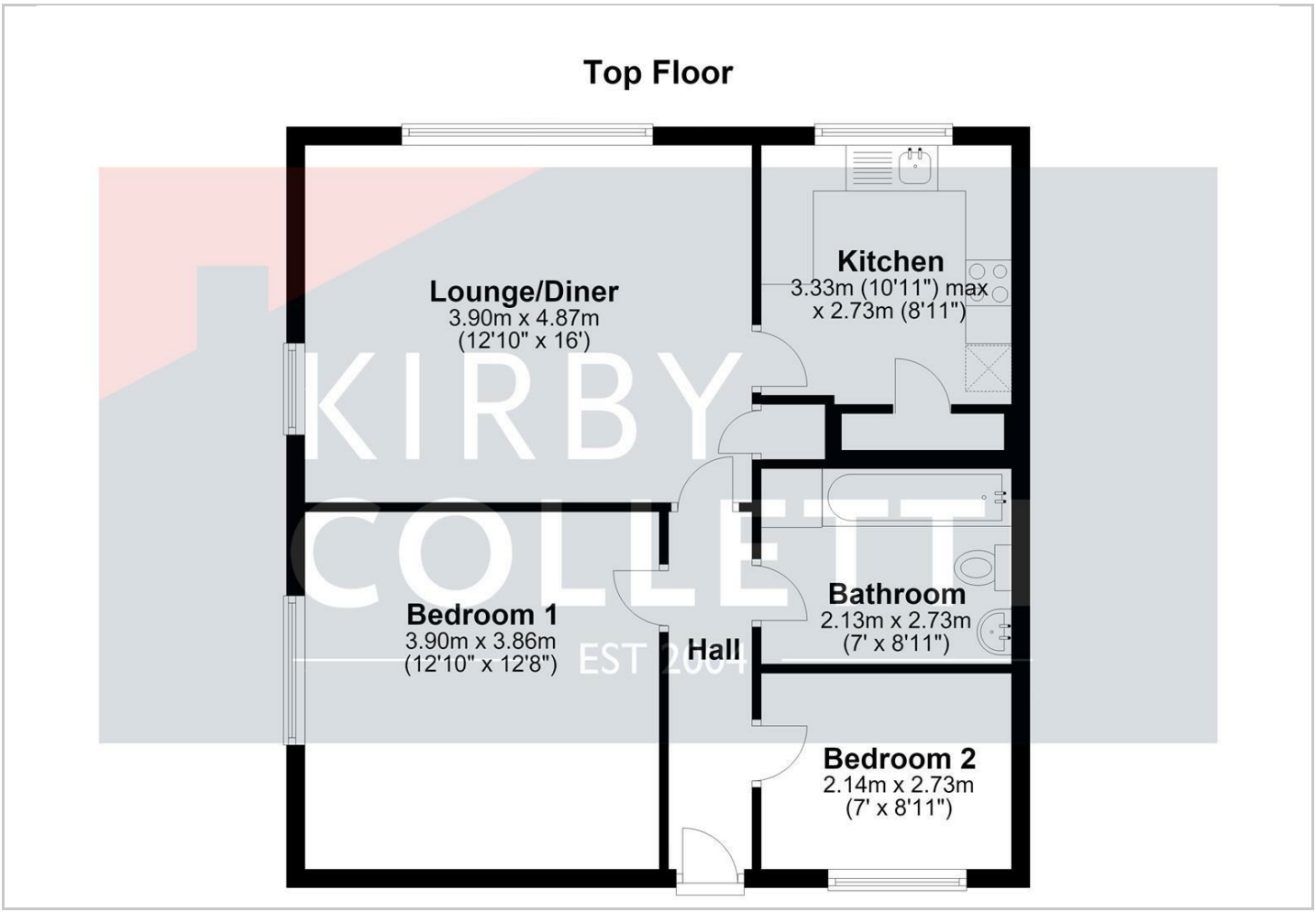
Lease 952 Years Unexpired.
Service Charge £1,370 Per Annum.
Ground Rent £90 Per Annum.

Road Map

Hybrid Map

Terrain Map

Floor Plan

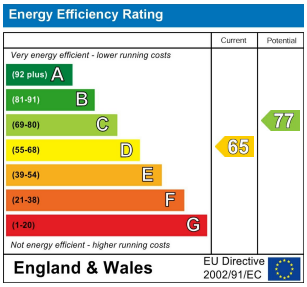


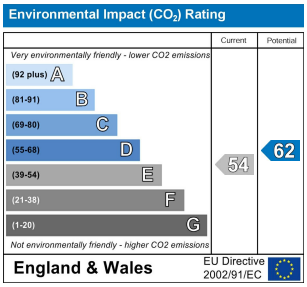
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk