



## 17 The Haywards The Lawns Drive

Broxbourne EN10 7BU

Price **£120,000**



OFFERED CHAIN FREE!! An opportunity to acquire this **FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT** for the **Over 55's ONLY** with **EXTENDED LEASE ON COMPLETION!!** Set within this quiet cul-de-sac and short walking distance to Local Shops, Bus Routes and Broxbourne Railway Station.

Further benefits include Lounge, Kitchen, Luxury Wet Room, Lifts To All Floors and Security Entryphone System.



### Accommodation

Communal front door via security entry phone to communal entrance with lift and stairs to all floors. Front door to:

#### Entrance Hall

5'7 x 2'10 (1.70m x 0.86m)  
Storage cupboard. Door to:

#### Double Bedroom

11'11 x 9'5 (3.63m x 2.87m)  
Front aspect uPVC double glazed window. Coved ceiling.

#### Open Plan Lounge/Kitchen

23'8 max x 12'8 max (7.21m max x 3.86m max)  
Front aspect uPVC double glazed window. Wall mounted electric fire. Television aerial point. Access to:

#### Kitchen

8'10 x 5'10 (2.69m x 1.78m)  
Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer sink unit and half bowl sink unit with mixer tap over. Built in electric hob. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

### Wet Room

8'6 x 6'6 (2.59m x 1.98m)  
Side aspect uPVC double glazed window. White suite comprising walk-in shower. Wall mounted shower. Wash hand basin. Low level W.C. Walls fully tiled. Heated towel rail. Storage cupboard.

### Residents Communal Lounge

Spacious residential Lounge area and separate coffee/dining area.

### Exterior

#### Communal Gardens

Neatly tended lawns and patio area. Residents parking.

#### Agents Note

Lease: 990 Years Remaining  
Service Charge: £250 Per Month  
Ground rent: £177 Per Annum  
Council Tax: BAND C - Borough Of Broxbourne

## Road Map



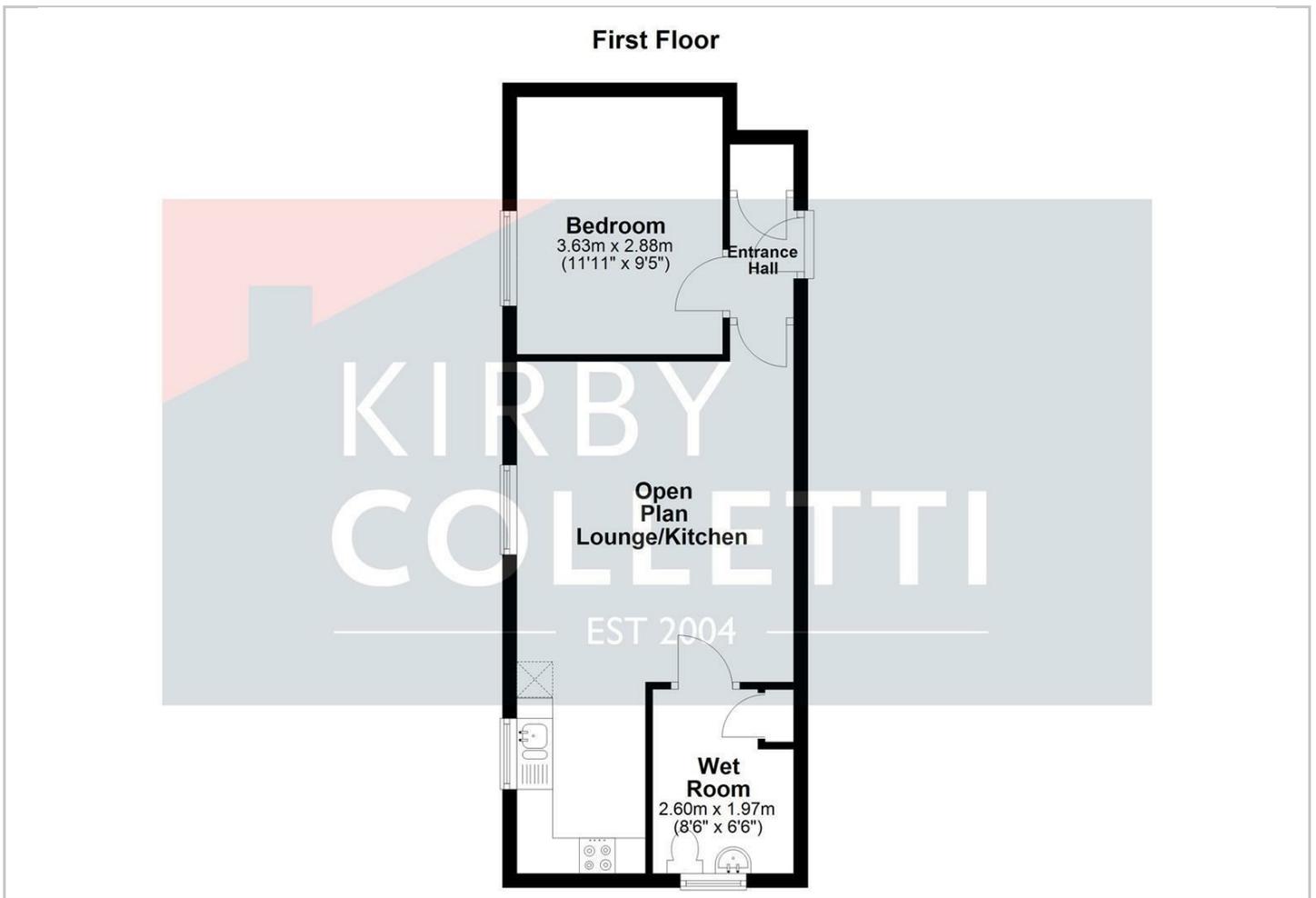
## Hybrid Map



## Terrain Map



## Floor Plan

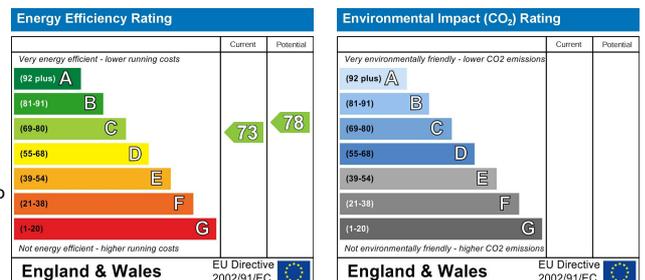


## Viewing

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

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## Energy Efficiency Graph



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