

EST. 1984



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Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**DEACON HOUSE, HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7HX.**



Deacon House is one of Broxbourne's central landmark buildings and is highly sought after. This stunning two double bedroom, unfurnished, naturally bright and spacious second floor apartment boasts unspoilt parkland views and open plan contemporary living accommodation.

Location to amenities couldn't be better, the Broxbourne High Street shopping parade is literally on the doorstep, while just a short stroll away is the British Rail Station with a frequent service to London and Cambridge.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH DOUBLE CUPBOARD***
- *OPEN PLAN KITCHEN/DINING/SITTING ROOM WITH INTEGRATED FRIDGE/FREEZER AND WASHING MACHINE***
- *TWO DOUBLE BEDROOMS***
- *QUALITY FITTED BATHROOM***
- *DOUBLE GLAZED WINDOWS***
- *ELECTRIC UNDERFLOOR HEATING***
- *VIDEO ENTRY PHONE SYSTEM***
- *UNDERGROUND ALLOCATED PARKING***

***NON SMOKERS* *NO PETS*
*AVAILABLE MIDDLE OF JANUARY 2024***

Steps lead up to a covered entrance with double glazed door and adjacent entry phone system which afford access to:

SPACIOUS COMMUNAL RECEPTION HALL Double glazed windows to front and side and staircase and lift to all floors.

SECOND FLOOR COMMUNAL LANDING Courtesy sensor lighting and doors to apartments. A solid walnut door affords access to:

The Apartment

ENTRANCE HALL Courtesy light tiled flooring and solid entrance door leads to:



RECEPTION HALL 10'7 x 7'6 (max)_ Recessed spotlights, wood effect flooring, entry phone video system access to loft central heating controls doors to bathroom kitchen and bedrooms further doo to

WALK IN STORAGE CUPBOARD 5 x 3'1 Housing the Joule pressure cylinder heating controls and programmer. Honeywell wall mounted fuse box. Wood effect flooring.

GOOD SIZE OPEN PLAN KITCHEN/DINING/SITTING ROOM 22'8 x 15'1 (overall)

Kitchen Area:- 15'1 7'10 Fitted with a range of high gloss wall and base units with sparkle effect granite work surfaces incorporating a grooved drainer, stainless steel sink unit with chrome mixer tap. Inset four ring Logik ceramic hob. Lamona single oven below and contemporary stainless-steel cylinder feature extractor hood above. Integrated appliances include fridge freezer, Logik washing machine and dishwasher. Recess spotlights wall light point and wood effect flooring.

Sitting/Dining Area:- 15'1 x 14'10 Triple aspect with park land views, wood effect flooring. Recess spotlights, various media points and central heating controls.



PRINCIPLE DOUBLE BEDROOM 12' x 8'11 (to wardrobes) Window overlooking the park, two wall light points, wood effect flooring, media points and central heating control. Built in wardrobes with sliding doors and further storage cupboards above.



SECOND DOUBLE BEDROOM 15'10 x 7'4 Window with park aspect, two wall light points, wood effect flooring and central heating control. Built in double wardrobe with sliding doors and additional storage above.



BATHROOM 6'10 x 6'1 (max) Tiled in matching floor and wall quality ceramics to complement white suite comprising tiled panelled bath with mixer tap and shower attachment, folding glass shower screen. Wash hand basin with chrome mixer tap and large pull out storage drawer below. Low flush wc with contemporary wall mounted flush controls. Recess wall mounted mirror chrome. Heated ladder towel radiator. Shaver point socket. Recessed spotlights and extractor fan.

EXTERIOR

Secure underground parking for one vehicles.



COUNCIL TAX BAND. D (£1,996.87 as of 18th December 2023)

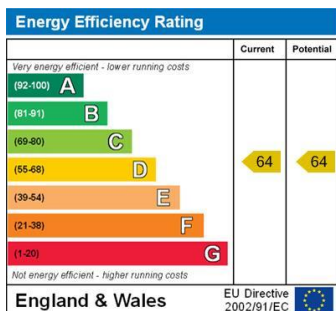
PRICE: £1,500.00 Per Calendar Month

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

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. Det0372

Visit us or email us at:

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

