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Jean Hennigan Properties

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*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*



Bright and spacious, two-bedroom, first floor apartment forming part of this quiet, sought after development, enjoying a convenient location within walking distance of the busy High Street shops that cater for day to day requirements while the more extensive Brookfield Shopping Centre is literally on the door step. Transport links by both road and rail are easily accessible.

Early Viewing is Recommended

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL**
- *SITTING/DINING ROOM**
- *KITCHEN**
- *TWO DOUBLE BEDROOMS**
- *BATHROOM**
- *GAS CENTRAL HEATING**
- *DOUBLE GLAZED WINDOWS**
- *ALLOCATED VEHICLE PARKING**
- *COMMUNAL GARDENS**

A multi pane glazed door with adjacent entry phone system affords access to:

COMMUNAL RECEPTION HALL *Courtesy lighting, and staircase to all floors.*

FIRST FLOOR LANDING *A hardwood door with brass furniture affords access to:*

The Apartment

***RECEPTION HALL** Oak wood flooring, high level fuse box, decorative coved ceiling, radiator and doors leading to bedrooms and bathroom with further door to:*

***SITTING/DINING ROOM** 15'3 x 13'4 Window overlooking communal gardens. Feature Adam style fireplace with marble inset and matching hearth, radiator and two wall light points. Built in cupboard with two doors housing the gas central heating boiler. Telephone and media points. Archway leading to the:*



***KITCHEN** 7'2 x 7'2 Window with rear aspect. Partly tiled in quality wall ceramics to complement a fitted range of solid oak wall and base units with marble effect working surfaces over incorporating a stainless-steel single drainer one and half bowl sink unit with mixer tap and cupboard below. Inset four ring elect hob with stainless steel extractor hood above and single oven below. There is a space for a free-standing fridge freezer plumbing and recess for dishwasher and washing machine. Cupboard with matching fascia for tumble drier. Ceramic tiled flooring.*

***MAIN BEDROOM** 11'4 x 9'1 (measured to wardrobe doors) Window overlooking communal gardens to the front with radiator below. Fitted wardrobes to one wall with sliding mirror front doors.*



***SECOND BEDROOM** 8'2 x 6'11 Window to front with radiator below.*

***BATHROOM** 7'5 x 6'6 Tiled in quality wall ceramics with suite comprising panelled bath with rainforest and hand held shower and unit, glazed shower screen panel, pedestal wash hand basin with cupboard below and wall mounted mirror above. Low flush WC. Extractor fan and wood effect tiled flooring.*



EXTERIOR

The gardens are communal and the apartment benefits from one allocated vehicle parking space with additional visitor parking.

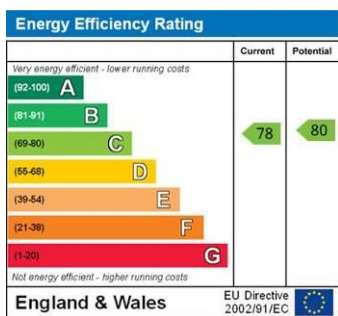
COUNCIL TAX BAND. C

PRICE: £255,000. LEASEHOLD
Approximately 120 YEARS REMAINING

Ground Rent and Service Charge: - £1,200.00 approximately per annum

Building Insurance: - £365.00 approximately per annum

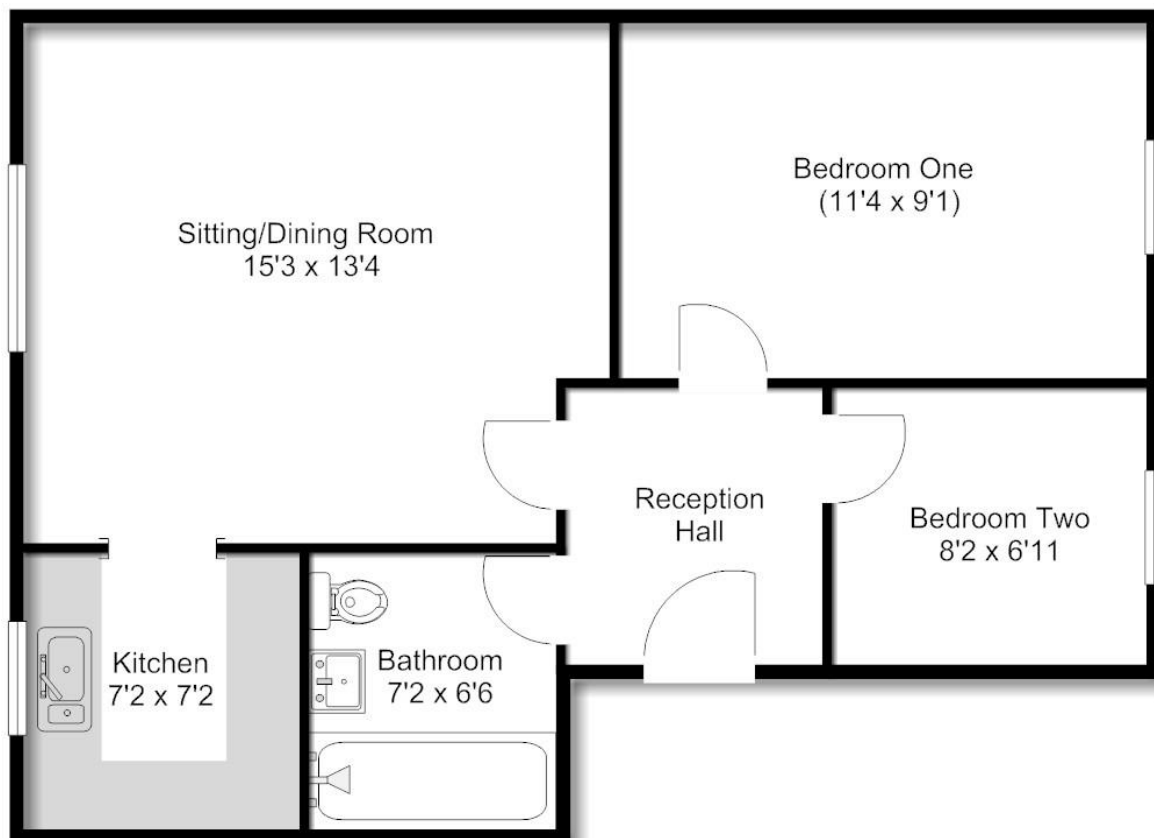
Energy Performance Graph



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

Floor Plans

These drawings are not to scale and should be used for observational purposes only



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



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 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. Det2653

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