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*Facsimile:
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**CHAMBERS VIEW, UPPER MARSH LANE,
HODDESDON, HERTFORDSHIRE, EN11 8BN.**



Offered with no upward chain. This beautifully presented two double bedroom, two bathroom, first floor apartment forms part of this extremely popular select development of just twelve apartments.

Situated on the borders of Hoddesdon and Broxbourne, the apartment is conveniently located being within a short walk of Hoddesdon Town Centre with a wide array of shops whilst Broxbourne British Rail Station is also close to hand and provides the commuter with fast and frequent access to London's Liverpool street, Stansted Airport and Cambridge.

SUMMARY OF ACCOMMODATION

RECEPTION HALL

GOOD SIZE SITTING/DINING ROOM

QUALITY FITTED KITCHEN WITH WHITE GOODS

BEDROOM ONE WITH QUALITY FITTED EN-SUITE SHOWER ROOM

SECOND DOUBLE BEDROOM

QUALITY FITTED BATHROOM

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

WELL MAINTAINED COMMUNAL GARDENS

ALLOCATED PARKING FACILITIES TOGETHER WITH VISITOR'S PARKING

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

COMMUNAL ENTRANCE HALL Courtesy lighting and staircase to all floors.

FIRST FLOOR LANDING Double glazed window to front and door to:

The Apartment



RECEPTION HALL Recess halogen spotlighting, high level fuse board, radiator and solid oak flooring. Oak doors to bedrooms, bathroom and:

L-SHAPED SITTING/DINING ROOM 19'5 x 13'8 (max) Two double glazed windows to rear overlooking the communal gardens. Recess halogen spotlighting, thermostatically controlled double radiator, solid oak flooring, TV, FM, satellite and telephone points. Access to:



QUALITY FITTED KITCHEN 10'11 x 7'2 Fitted with a range of maple wall and base units with granite effect working surfaces and marble effect tiled splashbacks incorporating one and a half bowl sink drainer unit with mixer tap. Range of appliances to include, electric fan assisted double oven and grill, washing machine, integrated dishwasher, integrated fridge and freezer and four ring halogen hob with illuminated extractor canopy above. Double glazed uPVC window to side, recess spotlights, Vaillant gas fired combination boiler and marble effect tiled flooring.



BEDROOM ONE 13' x 11'7 Double glazed window to front with thermostatically controlled double radiator below. Recess spotlighting, TV, satellite and telephone points. Oak door to:



QUALITY FITTED EN-SUITE SHOWER ROOM 7'2 x 4'5 (max) Tiled with suite comprising; sculptured pedestal wash hand basin with chrome mono-bloc tap, low flush w.c. with hideaway cistern and walk-in shower cubicle with thermostatically controlled shower, drencher unit and sliding glazed screen. Obscure double glazed window to side, recess spotlighting, extractor fan, wall light point, thermostatically controlled radiator and ceramic tiled flooring.



BEDROOM TWO 9'9 x 7'5 Dual aspect with double glazed windows to front and side. Recess spotlighting, thermostatically controlled radiator, TV, satellite and telephone points.

QUALITY FITTED BATHROOM 7'6 x 6'5 Tiled with suite comprising; sculptured pedestal wash hand basin with chrome mono-bloc tap, low flush w.c. with hideaway cistern and panelled bath with independent thermostatically controlled shower and glazed screen. Recess spotlighting, extractor fan, wall light point, chrome heated towel rail and ceramic tiled flooring.



EXTERIOR

The apartments are surrounded by well maintained communal gardens with well stocked flowering shrub beds. To one side the allocated parking can be found together with additional visitors parking.



COUNCIL TAX BAND. C

PRICE: £325,000 LEASEHOLD
(Approximately 115 Years Remaining)

Ground Rent: approximately tbc per annum

Maintenance Charge: approximately £1,480.00 per annum

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

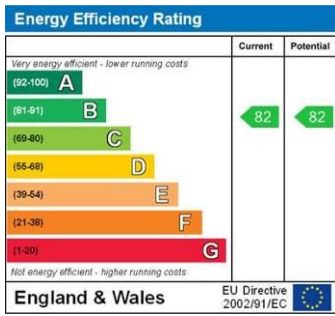


Floor Plan

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



Energy Performance Graph



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

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. Det2650

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk

