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**HADLEIGH COURT,  
BROXBOURNE, HERTFORDSHIRE, EN10 6PS.**



*A spacious two double bedroom, second floor apartment, situated within a sought after location benefitting from gas fired central heating, with recently installed combination boiler, a sunny west facing balcony, allocated parking and the use of the well maintained communal gardens.*

*Perfectly situated for the commuter being within a short walk of Broxbourne British Rail Station, the apartment is also within easy reach of a selection of local shops, whilst the Lea Valley Nature Reserve is just around the corner with open countryside, riverside walks, cycle paths and a range of leisure and sporting pursuits.*

**SUMMARY OF ACCOMMODATION**

- \*SPACIOUS SITTING/DINING ROOM WITH WEST FACING BALCONY\***
- \*INNER HALLWAY WITH DEEP STORAGE CUPBOARD\***
- \*GOOD SIZE KITCHEN WITH WHITE GOODS\***
- \*TWO GOOD SIZED DOUBLE BEDROOMS\***
- \*QUALITY FITTED BATHROOM\***
- \*GAS FIRED CENTRAL HEATING\***
- \*DOUBLE GLAZED WINDOWS\***
- \*ALLOCATED PARKING\***
- \*WELL MAINTAINED COMMUNAL GARDENS\***

**\*AVAILABLE JANUARY 2025\***

**\*NO PETS\* \*NON SMOKERS\***

A covered entrance with glazed door affords access to:

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

SECOND FLOOR COMMUNAL LANDING Double glazed window to side, courtesy lighting and a timber panelled door affording access to:

## ***The Apartment***

SPACIOUS SITTING/DINING ROOM 14'8 x 13'5 Double glazed window to rear overlooking the communal gardens. Thermostatically controlled radiator, TV point and oak wood effect flooring. Panelled door to inner hallway and double glazed door to:



BALCONY 10'9 x 3'9 With a west facing aspect and handrails to all sides.



INNER HALLWAY 9'5 x 3'2 Thermostatically controlled radiator, stone effect tiled flooring and deep storage cupboard housing the gas fired combination boiler. Panelled doors to bedrooms, bathroom and:

GOOD SIZE KITCHEN 9'11 x 9'1 Fitted with a range of white high gloss wall and base units with ample granite effect working surfaces and metro style tiled splashbacks. Range of appliances to include fridge/freezer, washing machine and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed window to front, stone effect tiled flooring and deep storage cupboard housing the gas meter with concealed electric meter and the fuse board below.



SPACIOUS PRINCIPAL BEDROOM 13' x 9'1 Double glazed window to front, thermostatically controlled radiator, TV point and oak wood effect flooring.

**SECOND DOUBLE BEDROOM** 8'11 x 8'8 Double glazed window to front, thermostatically controlled radiator and oak wood effect flooring.



**BATHROOM** 6'4 x 5'4 (max) Tiled in quality rippled tiles with suite comprising; pedestal wash hand basin, close coupled w.c. and panelled bath with thermostatically controlled power shower and glass screen. Obscure double glazed window to side, chrome heated towel rail and stone effect tiled flooring.

**EXTERIOR**

To the rear, the apartment enjoys the use of the well maintained lawned communal gardens and to the front is the allocated parking.



**COUNCIL TAX BAND.** B £1,629.44 (as of November 2024)

**PRICE: £1,400.00 Per Calendar Month**

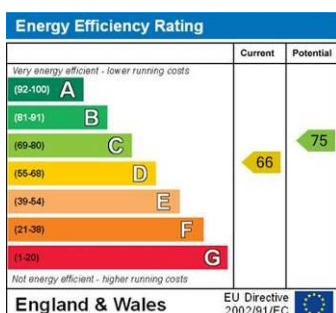
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://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:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the landlord(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 tenant(s) must make their own enquiries regarding such matters. Det0375

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