

EST. 1984



Jean Hennigan Properties

INDEPENDENT TOWN AND COUNTRY AGENTS

*Estate Agents,
Surveyors, Valuers,
& Residential
Lettings*

*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
Telephone:
01992 445055*

*60 High Road
Broxbourne
Hertfordshire
EN10 7NF*

*Facsimile:
01992 443807*

**PORTLAND COURT, BROCKET ROAD,
HODDESDON, HERTFORDSHIRE, EN11 8FB.**



Nestling within the heart of this popular market town, this modern two double bedroom, ground floor apartment, provides deceptively spacious accommodation and benefits gas fired central heating, double glazed windows, recently fitted carpets and allocated parking just outside the front door.

Hoddesdon Town Centre boasts a selection of public house and eateries from around the globe, a wealth of shops amply catering for day to day requirements and numerous sporting and recreational facilities. The commuter is also well catered for with a choice of British Rail Stations providing fast and frequent access to London's Liverpool Street, Stansted Airport and Cambridge.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE L-SHAPED SITTING/DINING ROOM***
- *QUALITY FITTED KITCHEN***
- *INNER HALLWAY WITH DEEP LAUNDRY/STORAGE CUPBOARD***
- *TWO GOOD SIZE BEDROOMS***
- *QUALITY FITTED BATHROOM***
- *GAS FIRED CENTRAL HEATING***
- *RECENTLY FITTED CARPETS***
- *APPROXIMATELY 109 YEAR LEASE***

SUMMARY OF ACCOMMODATION CONTINUED

DOUBLE GLAZED UPVC WINDOWS

ALLOCATED PARKING

A covered entrance with woodgrain effect panelled door affords access to:

L-SHAPED SITTING/DINING ROOM 20' x 16'3 Dual aspect with double glazed uPVC windows to front and side and thermostatically controlled radiators below. Recessed halogen spotlighting, integrated ceiling speakers, TV, FM, satellite and telephone points. Maple door to inner hallway and access to:



COMPREHENSIVELY FITTED KITCHEN 8'6 x 6' Fitted with a range of black high gloss wall and base units with roll top working surface and polished marble tiled splashbacks incorporating resin sink drainer unit with contemporary mixer tap. Electric fan assisted oven and grill, integrated fridge, freezer and dishwasher and four ring halogen hob with illuminated extractor canopy above. Obscure double glazed uPVC window to side, recess halogen spotlighting and polished marble flooring.

INNER HALLWAY Recess halogen spotlighting, laundry cupboard providing housing for washing machine and maple doors to bedrooms and bathroom.

BEDROOM ONE 15'11 x 10'1 (max) Double glazed uPVC window to rear with thermostatically controlled radiator below. Recess halogen spotlighting, fitted double wardrobe cupboard, TV and telephone points.



BEDROOM TWO 15'11 x 6' (max) Double glazed uPVC window to rear with thermostatically controlled radiator below. TV and telephone point.





QUALITY FITTED BATHROOM 6'4 x 5'7 Partly tiled with suite comprising; half pedestal wash hand basin, low flush w.c. with hide away cistern and tiled panelled bath with mixer tap and independent shower, curtain and rail. Obscure double glazed uPVC window to side, recess halogen sensor lighting, extractor fan, mirror fronted medicine cabinet, shaver point, chrome heated towel rail and ceramic tiled flooring.

EXTERIOR

The apartment benefits from allocated parking to the front.

COUNCIL TAX BAND, D

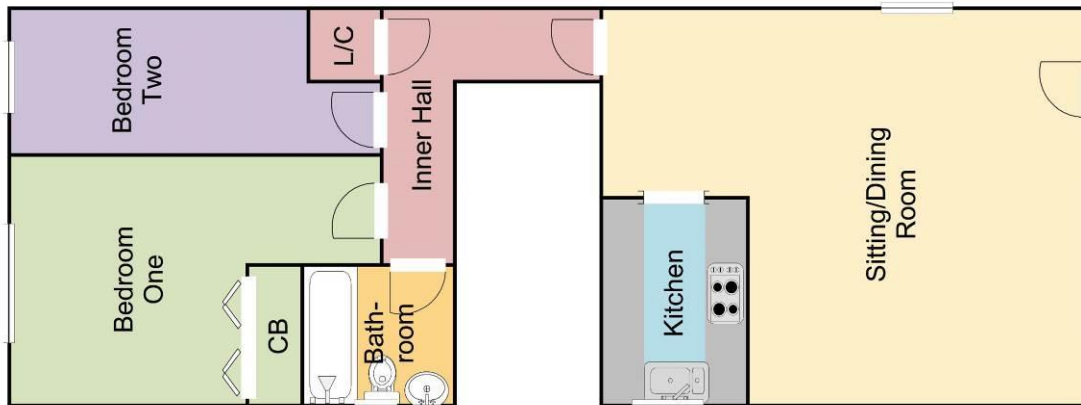
PRICE: £269,500. LEASEHOLD Approximately 109 Years Remaining

Ground Rent: £360.00

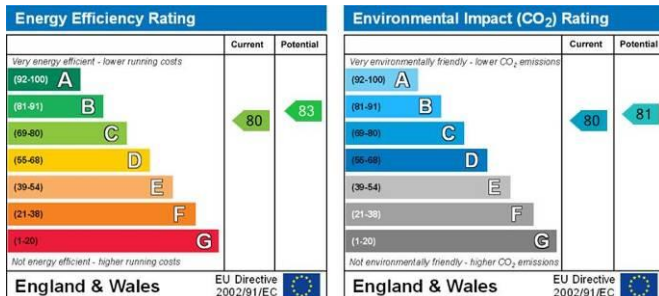
Maintenance Charge: £1,568.00

Floor Plans

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

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. Det2405

Visit us or email us at:

www.jeanhennighanproperties.co.uk

enquiries@jeanhennighanproperties.co.uk