

EST. 1984



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*Facsimile:  
01992 443807*

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



*This spacious two double bedroom ground floor apartment is offered unfurnished and nestles within the heart of this popular market town with a wealth of shops, pubs and eateries from around the globe, together with numerous sporting and leisure facilities.*

*The commuter is amply catered for with a choice of British Rail Stations within walking distance which provide fast and frequent access to London's Liverpool Street and Stansted Airport.*

**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\***
- \*DOUBLE GLAZED UPVC WINDOWS\***
- \*ALLOCATED PARKING\***

**\*AVAILABLE MID APRIL 2024\***  
**\*NON SMOKERS\* \*NO PETS\***

*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. Range of appliances to include electric fan assisted oven and grill, four ring halogen hob, integrated fridge and freezer and space for washing machine. 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 and glazed screen. 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: £1,450.00. Per Calendar Month**

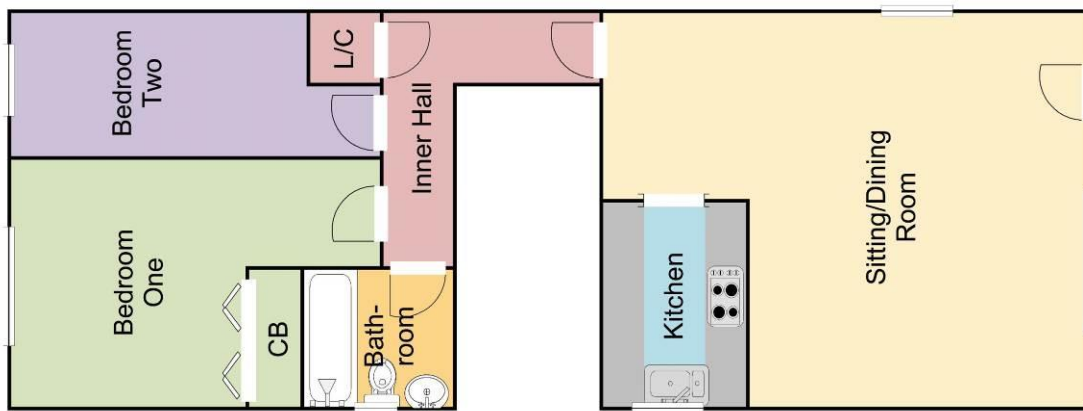
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)

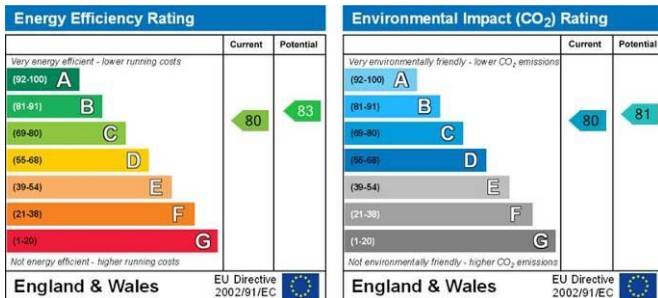


**Floor Plan**

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

**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 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 tenant(s) must make their own enquiries regarding such matters. Det0299

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