

EST. 1984



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EN10 7NF*

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**FINSBURY COURT, PARKSIDE,
WALTHAM CROSS, HERTFORDSHIRE, EN8 7TH.**



This well presented one double bedroom ground floor apartment offers spacious accommodation and benefits from gas fired central heating, double glazed windows and allocated parking with additional visitors parking.

Conveniently located in the heart of Waltham Cross, the apartment is within a short walk of an ample array of shops whilst a selection of major road networks and a choice of British Rail Stations are also close to hand.

SUMMARY OF ACCOMMODATION

- *COMMUNAL ENTRANCE HALL*
- *RECEPTION HALL*
- *FITTED KITCHEN*
- *GOOD SIZE SITTING/DINING ROOM*
- *SPACIOUS DOUBLE BEDROOM*
- *GOOD SIZE BATHROOM*
- *GAS FIRED CENTRAL HEATING*
- *94 YEAR LEASE*
- *DOUBLE GLAZED WINDOWS*
- *ALLOCATED PARKING WITH ADDITIONAL VISITORS PARKING*
- *LAWNED COMMUNAL GARDENS*

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

COMMUNAL RECEPTION HALL Courtesy lighting, letter boxes and staircase to all floors. Door to:

The Apartment

RECEPTION HALL Coved ceiling, wall mounted entry phone system, radiator, wood effect flooring and double storage cupboard. Doors to sitting/dining room, bedrooms, bathroom and:



KITCHEN 9'4 x 7' Fitted with a range of white shaker style wall and base units with timber effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer unit. Recess with plumbing for washing machine, space for fridge/freezer and freestanding electric fan assisted oven with four ring hob. Obscure double glazed window to side, extractor fan, wall mounted gas fired combination boiler, radiator and wood effect flooring.

GOOD SIZE SITTING/DINING ROOM 12'7 x 12' Two double glazed windows to front, coved ceiling, double radiator, TV and telephone points.



SPACIOUS DOUBLE BEDROOM 12'1 x 9'2 Double glazed window to front with radiator below. Coved ceiling and telephone point.

GOOD SIZE BATHROOM 7' x 5'8 Partly tiled with suite comprising; sculptured pedestal wash hand basin, close coupled w.c. and panelled bath with independent power shower. Radiator and ceramic tiled flooring.



EXTERIOR

The apartment enjoys the use of lawned communal gardens and allocated parking with additional visitors parking.

COUNCIL TAX BAND. C

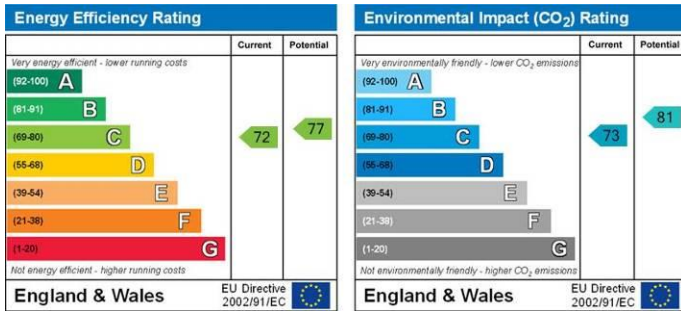
PRICE: £219,995. LEASEHOLD
(Approximately 94 years remaining)

Ground Rent Per Annum:- approximately £100 per
Maintenance Charge Per Annum:- approximately £1,656.00
Buildings Insurance Per Annum:- approximately £839.00

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



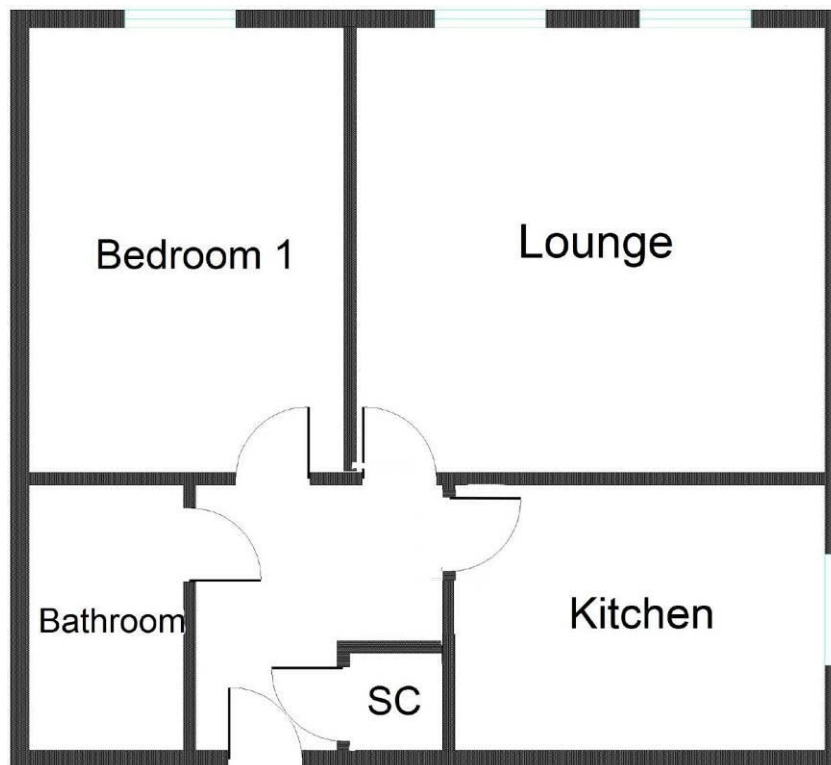
Energy Performance Graph



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

Floor Plan

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



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 Hennigan 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. Det2507

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