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**CONSTABLES WAY,
HERTFORD, HERTFORDSHIRE, SG13 7AF.**



PERFECT FOR FIRST TIME, OR INVESTMENT BUYERS!

Forming part of this extremely sought after development, this well presented, one double bedroom, first floor apartment benefits from gas fired central heating, integrated appliances, a balcony and gated underground parking and is conveniently located being within a short walk of local shops, a choice of British Rail Stations and a wide variety of sporting and leisure facilities.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL WITH WALK-IN STORAGE CUPBOARD****
- *GOOD SIZE SITTING/DINING ROOM WITH BALCONY****
- *FITTED KITCHEN WITH INTEGRATED APPLIANCES****
- *DOUBLE BEDROOM****
- *QUALITY FITTED BATHROOM****
- *GAS FIRED CENTRAL HEATING****
- *DOUBLE GLAZED WINDOWS****
- *BALCONY WITH GLASS BALUSTRADING****
- *GATED UNDERGROUND PARKING FACILITIES****
- *COMMUNAL GARDENS****

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

COMMUNAL HALLWAY *Courtesy lighting, notice board and staircase and lifts to all floors.*

FIRST FLOOR LANDING Courtesy lighting. A panelled door affords access to:

The Apartment

RECEPTION HALL Recess lighting, video entry phone system, wall mounted central heating thermostat, radiator, oak wood effect flooring and walk-in storage cupboard housing the fuse board and slatted shelving. Panelled doors to double bedroom, bathroom and:

OPEN PLAN SITTING/DINING ROOM & KITCHEN 23'9 x 9' (overall)



Sitting/Dining Area:- 13'2 x 9' Double glazed casement doors with matching side windows to balcony. Recess lighting, thermostatically controlled radiator, oak wood effect flooring, TV, satellite and FM points. Storage cupboard housing the gas fired combination boiler.

Kitchen Area:- 10'7 x 6'7 Fitted with a range of white high gloss wall and base units with ample slate effect working surfaces incorporating breakfast bar and one and quarter bowl sink drainer unit. Integrated fridge/freezer and washing machine and electric fan assisted oven and grill with four ring gas hob and illuminated extractor canopy above. Recess lighting, extractor fan and oak wood effect flooring.



BALCONY 9'10 x 3'5 With timber decked flooring and glass balustrading.



DOUBLE BEDROOM 12'9 x 9'8 Double glazed window to rear, wall mounted central heating thermostat, radiator, TV, radio and telephone points.

QUALITY FITTED BATHROOM 6'10 x 6'5 Partly tiled in decorative ceramics with suite comprising; pedestal wash hand basin with chrome mono-bloc tap, close coupled w.c. and panelled bath with chrome mixer tap and independent thermostatically controlled shower and glass screen. Extractor fan, mirror fronted medicine cabinet, shaver point radiator and ceramic tiled flooring.



EXTERIOR

Gated underground allocated parking facilities with additional visitors parking. Surrounded by well maintained lawned communal gardens.

COUNCIL TAX BAND. C

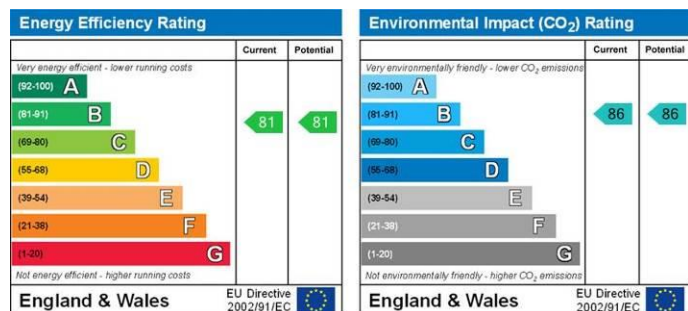
PRICE: £260,000 LEASEHOLD
(Approximately 150 Years Remaining)

Ground Rent:- Approximately £240.00 per year

Building Insurance:- Approximately £250.00 per year

Service Charge:- Approximately £1,086.00 per year

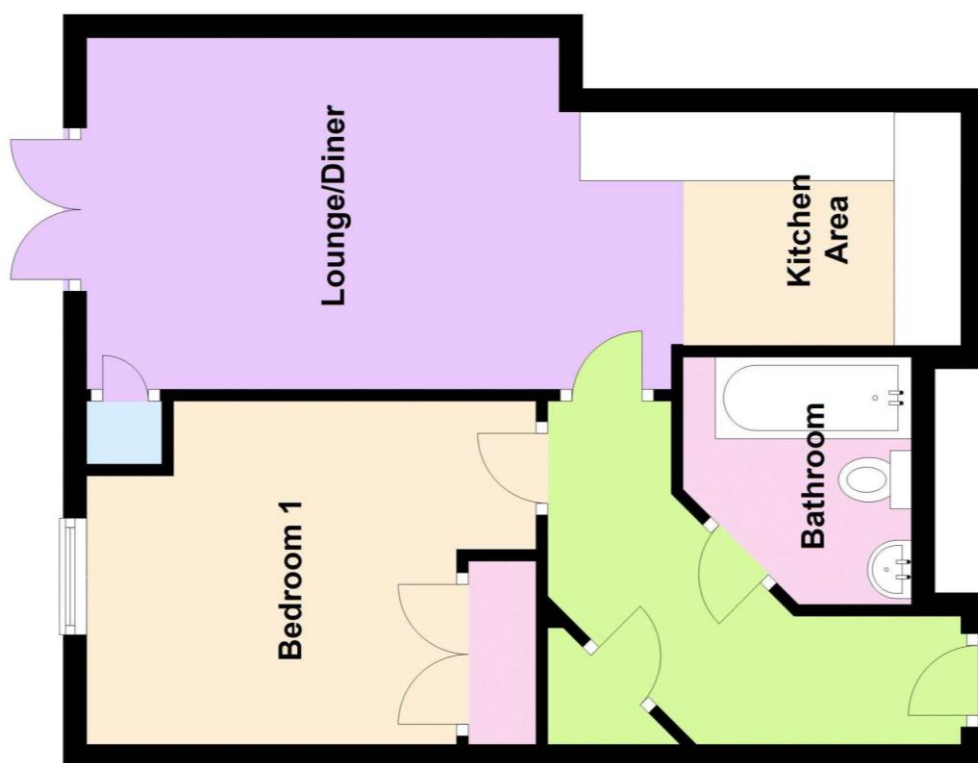
Energy Performance Graph



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

Floor Plans

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



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 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. Det2533

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