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**RICHMOND COURT, HIGH ROAD,
BROXBOURNE, HERTFORDSHIRE, EN10 7BN.**



This bright and spacious two-bedroom first floor apartment, with stunning views over the well-maintained communal grounds, is offered with no upward chain.

Forming part of the highly sought-after Richmond Court development this property is ideally located for access to the high street shopping parade offering a variety of bespoke shops, supermarket and restaurants. The commuter is well catered for by road and rail with Broxbourne BR station within easy walking distance. For those in search of sporting and countryside pursuits the surrounding area offers a host of opportunities.

Early viewing of this apartment is strongly recommended in order to avoid disappointment.

SUMMARY OF ACCOMMODATION

- *COMMUNAL ENTRANCE HALL*
- *RECEPTION HALL*
- *GOOD SIZE SITTING/DINING ROOM*
- *FITTED KITCHEN*
- *TWO BEDROOMS*
- *BATHROOM*
- *UPVC DOUBLE GLAZED WINDOWS*
- *ELECTRIC HEATING*
- *WELL MAINTAINED COMMUNAL GARDENS*
- *ALLOCATED PARKING PLUS VISITORS PARKING*

Covered entrance with glazed door and adjacent entry phone system leading to the:

COMMUNAL ENTRANCE HALL *Courtesy lighting, staircase leading to the first floor and multi pane glazed door leading to the communal gardens.*

The Apartment

RECEPTION HALL *9'7 x 4'11 (max 'L' shaped) Entry phone. High level fuse board. Two built in storage cupboards, one housing the hot water cylinder with linen storage shelving below, the other cupboard has shelving and storage below. Sapele doors to bedrooms, bathroom and further door leading to the:*

SITTING/DINING ROOM *12'9 x 10'7 Square bay window to front, potential seating/display area. Wood effect flooring, dimplex electric heated. Television and media points. Coved ceiling and open access to:*

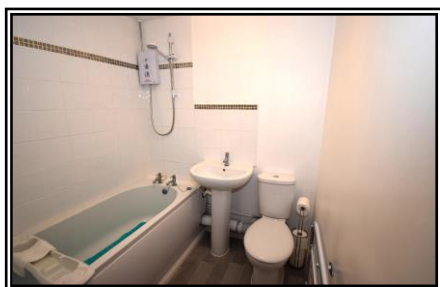


KITCHEN *8'8 x 7'2 uPVC window to front. Partly tiled and fitted with a range of wall and base units with open display divider unit. Working surfaces incorporating a stainless steel single drainer sink unit with mixer tap. Free standing Hotpoint electric oven. LG under counter fridge. Indesit washing machine. Coved ceiling.*

BEDROOM ONE *12' x 8'2 uPVC window overlooking the communal gardens. Decorative coving and recessed spot lighting. Dimplex wall mounted electric heater.*



BEDROOM TWO *9'3 x 6'9 (max) uPVC window with garden views. Grey wood effect flooring. Wall mounted electric heater. Decorative coving.*



BATHROOM *5'10 x 5'5 Tiled in quality ceramics with decorative tiled border. Tile effect flooring. Fitted with white suite comprising panelled bath with Hydroelectric shower, pedestal wash hand basin, low flush w.c. Extractor fan and chrome heated towel rail.*

EXTERIOR

The communal gardens are well maintained and can be accessed via the door in the communal entrance hall. Allocated parking can be found to the front of the building. Bins and drying areas are communal.



COUNCIL TAX BAND. C

PRICE: £255,000. LEASEHOLD
(approximately 87 Years Remaining)

Ground Rent Approx: £10.00 per annum

Maintenance Charge Approx: £109.27 per month

Energy Performance Graph



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

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



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.

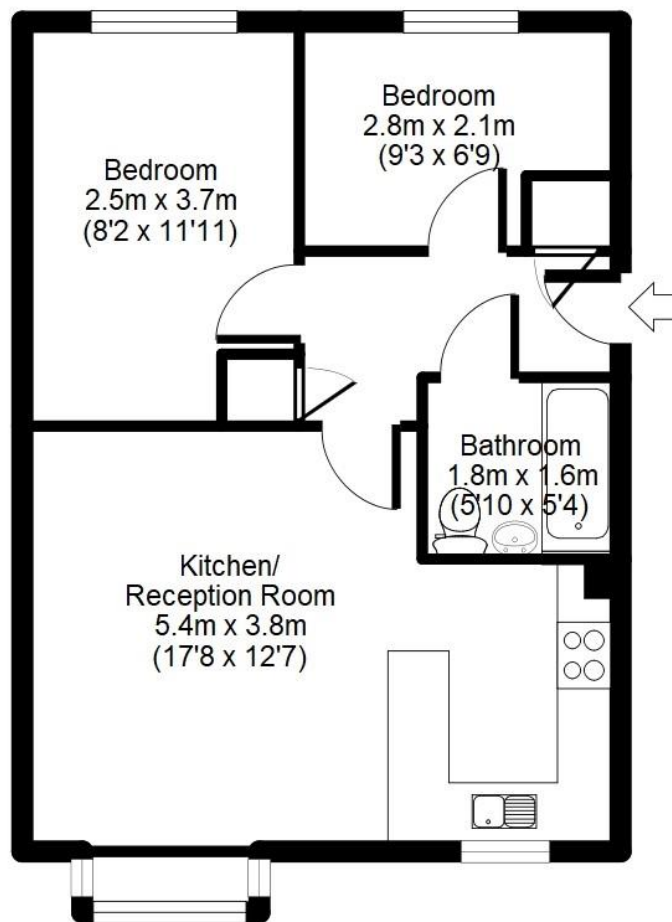
Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det 2607

Floor Plans

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

Richmond Court, Broxbourne, EN10

APPROX GROSS INTERNAL FLOOR AREA: 444 sq. ft / 41 sq. m



For identification purposes only
Measurements are approx and not to scale

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