

01992 917 111

www.christopherstokes.co.uk

78 High Street Hoddesdon, Hertfordshire,
EN11 8ET

christopher
stokes



High Road, Broxbourne, Hertfordshire EN10 6PS

Guide Price £270,000 Leasehold

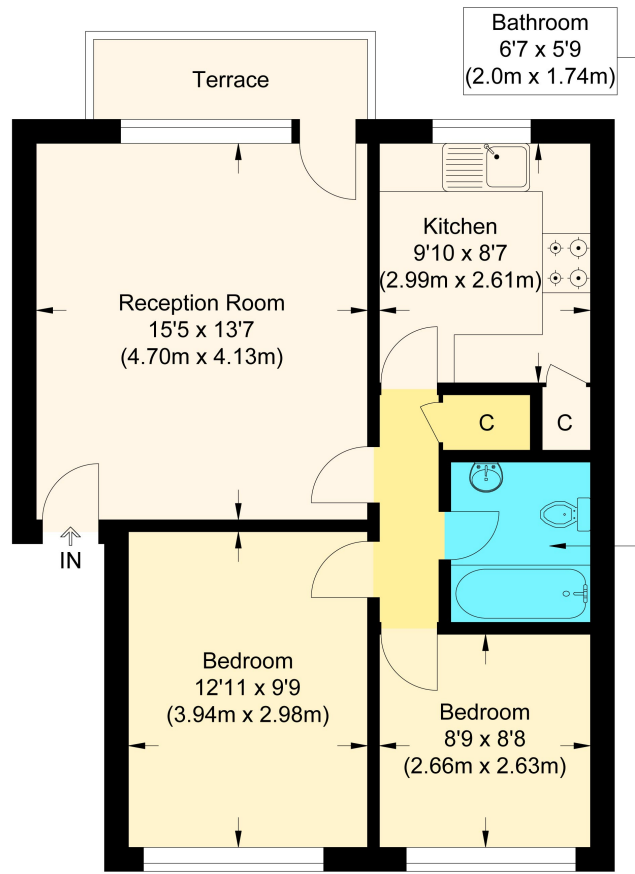
- Ground Floor Apartment
- Recently Renovated
- Terrace
- Allocated Parking
- 900+ Year Lease
- Two bedrooms

GUIDE PRICE £270,000-£285,000 *GROUND FLOOR, TWO BEDROOM FLAT*

The property benefits from a 900+ year lease, having recently been renovated throughout and is modern and tastefully decorated. The apartment consists of two good sized bedrooms, bathroom, large reception/dining area and kitchen. The property boasts an outside terrace overlooking communal gardens with allocated parking, and is situated in the heart of Broxbourne, within walking distance to the River Lea, Broxbourne British Rail, with good road links to A10/M25.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor



Hadleigh Court

Approximate Gross Internal Floor Area : 56.0 sq m / 602.77 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	