



## 24 Hadleigh Court High Road

Broxbourne EN10 6PS

Price **£259,995**



\*\*\* Chain Free\*\*\* Kirby Colletti are pleased to offer this Two Double Bedroom Top Floor apartment situated in a cul de sac just off the High Road. Conveniently located within a short walk to Broxbourne Station, Excellent Schools for all ages, New River and River Lea.

The property has the benefits of a Re-Fitted Kitchen, Re-Fitted Bathroom, Lounge with Balcony, uPVC Double Glazed Windows, Communal Gardens and Allocated Residents Parking.



## ACCOMMODATION

Communal front door via entry phone. to communal hall with stairs to first and second floors. Front door to:

### LOUNGE

13'6 x 14'7 (4.11m x 4.45m)  
Front aspect uPVC double glazed window and door to balcony. TV point. Wall mounted electric heater. Laminate flooring. Door to:

### INNER HALLWAY

9'4 x 3'6 (2.84m x 1.07m)  
Storage cupboard. Loft access. Doors to bedrooms, bathroom and Re-Fitted kitchen.

### Re-Fitted KITCHEN

9'9 x 8'9 (2.97m x 2.67m)  
Front aspect uPVC window. Range of wall and base mounted units with rolled edge worksurfaces over. Tiled Splash backs. Inset stainless steel single drainer sink unit with mixer tap over. Built in electric four ring hob with extractor hood over. Built in oven below. Space for fridge freezer. Plumbing for washing machine. Coved ceiling. Recessed spotlights. Tiled floor.

## BEDROOM ONE

12'9 x 9'8 (3.89m x 2.95m)  
Rear aspect uPVC double glazed window. Wall mounted electric radiator. Coved ceiling.

## BEDROOM TWO

9 x 8'8 (2.74m x 2.64m)  
Rear aspect uPVC double glazed window. Wall mounted electric radiator. Coved ceiling.

## RE-FITTED BATHROOM

6'3 x 5'5 (1.91m x 1.65m)  
Side aspect uPVC double glazed window. White suite comprising panelled enclosed bath with mixer tap and shower attachment over. Wall mounted shower and shower screen. Low level W.C. Wash hand basin. Extractor fan. Recessed ceiling spotlights. Walls fully tiled. Heated towel rail. Tiled floor.

## Exterior

Communal gardens, Residents allocated parking.

## AGENT NOTES

Service charge: £90 a month  
Ground rent: N/A  
Lease: 999 years from 1998

