

HUNTERS[®]

HERE TO GET *you* THERE



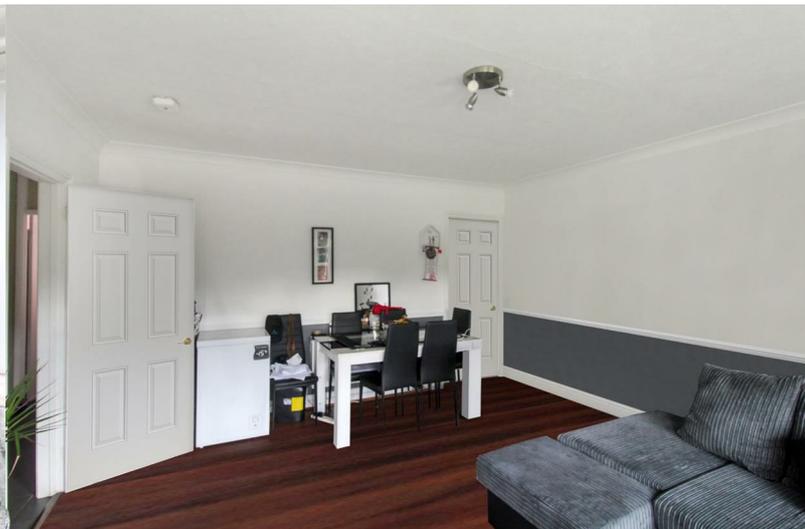
Hadleigh Court

Broxbourne, EN10 6PS

Asking Price £249,995



Council Tax: B



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LIVING ROOM

15'3" x 13'6" (4.65m x 4.11m)

Laminate flooring, painted walls. Large UPVc window to front aspect, Door to Balcony;

BALCONY

Accessed from the Living room, Front aspect with space for chairs and small table;

HALLWAY

Painted walls, Tiled flooring. Cupboard.

KITCHEN

9'9" x 8'7" (2.97m x 2.62m)

UPVc window to front aspect. Range of matching wall and base units with space for Washing Machine. Roll top work surface housing sink and drainer. Built in oven & hob with extractor hood over. Space for tall standing fridge / freezer. Pantry Cupboard;

BATHROOM

6'7" x 5'8" (2.01m x 1.73m)

Three piece white suite comprising Low Level WC, Wash Basin and Panel bath with shower over.

BEDROOM ONE

13'0" x 9'9" (3.96m x 2.97m)

Painted walls, carpet flooring. Large UPVc window to rear aspect. Radiator;

BEDROOM TWO

8'8" x 8'7" (2.64m x 2.62m)

Painted walls, carpet flooring. Large UPVc window to rear aspect. Radiator;

OUTSIDE

Well Kept communal gardens to the front.

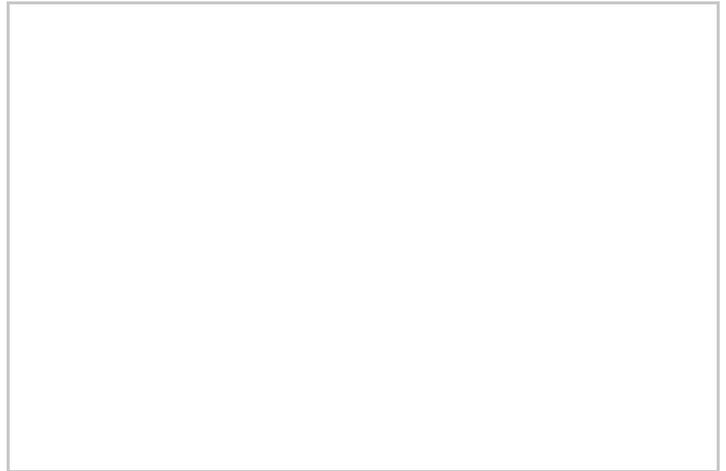
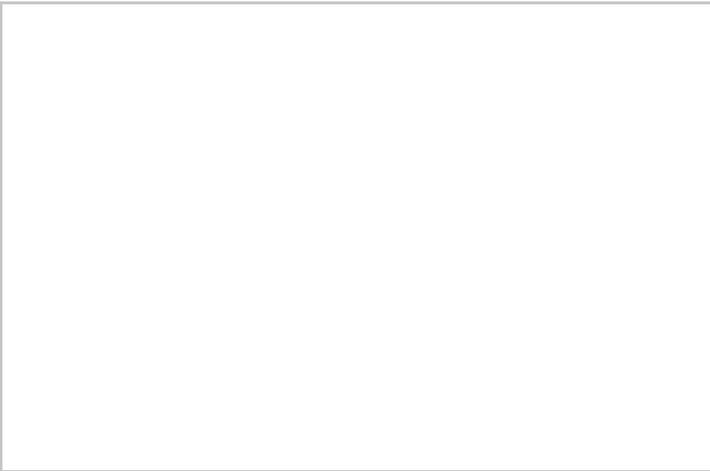
Allocated parking to rear.

AGENTS NOTE

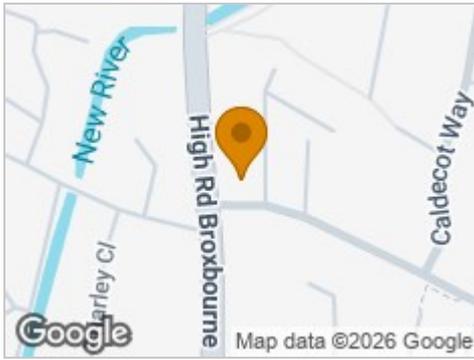
We are advised by the landlord that the property is share of freehold with a lease in excess of 900 Years
Current management fees are £1620 PA

- TWO DOUBLE BEDROOMS
- GREAT LOCATION
- LARGE LIVING SPACE
- SEATING BALCONY
- OFFERED CHAIN FREE

- FIRST FLOOR APARTMENT
- SHARE OF FREEHOLD
- SEPARATE FITTED KITCHEN
- CLOSE TO RIVER
- BUY TO LET YIELD 5.75%



Road Map



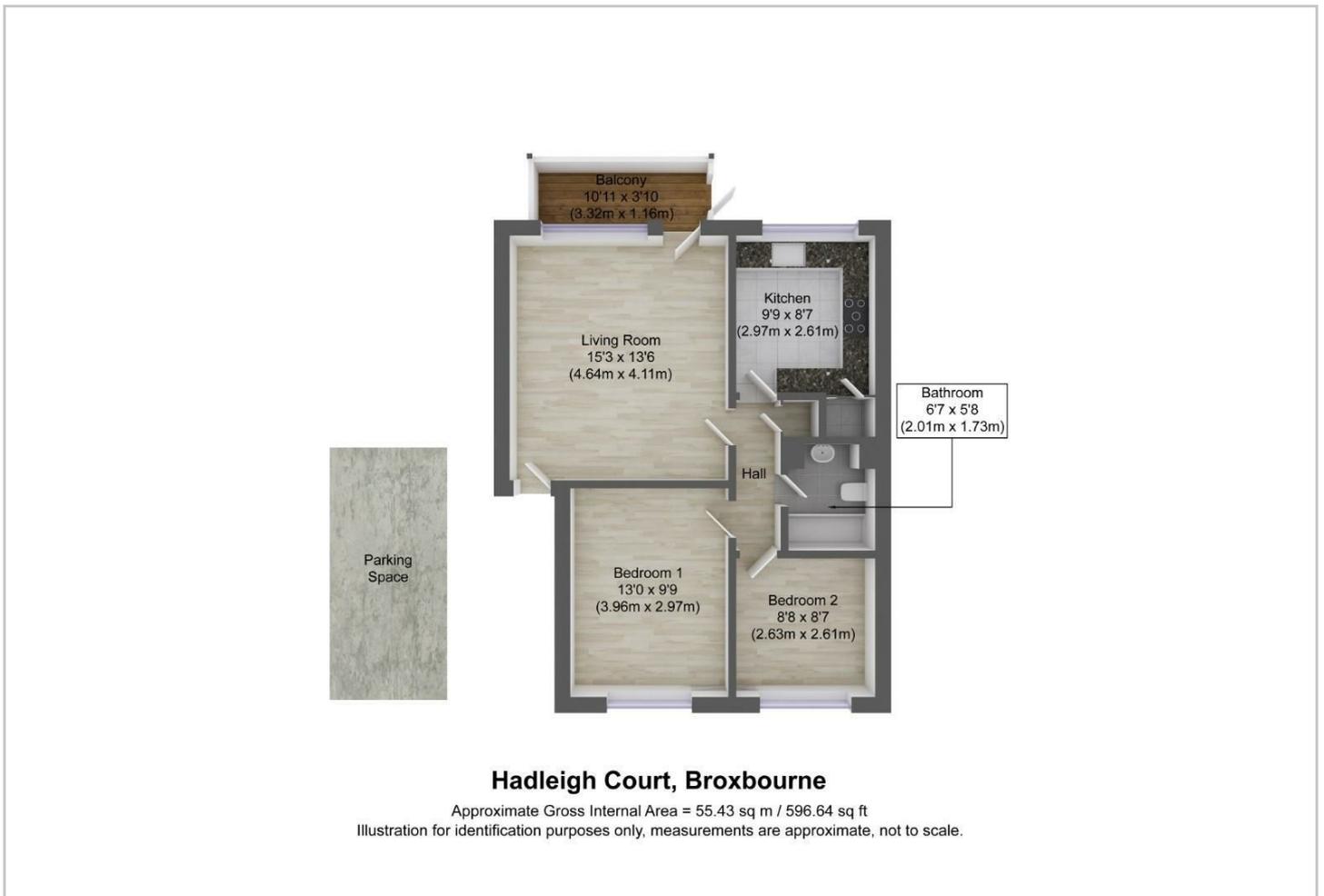
Hybrid Map



Terrain Map



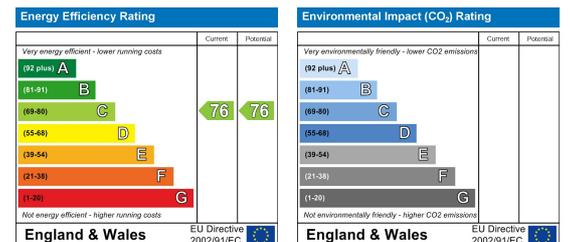
Floor Plan



Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.