



## 10 Marley Court Berners Way

Broxbourne EN10 6NL

**Price £235,000**



\*\*\* Chain Free\*\*\* Kirby Colletti are pleased to offer this Two Bedroom Ground Floor Apartment situated in this sought after residential location which is within walking distance to local shops/restaurants and Broxbourne Railway Station with its excellent service into London Liverpool Street & Stratford.

The property features a 15'10" Living Room, Fitted Kitchen, Re-Fitted Bathroom/W.C. uPVC Double Glazing, Security Entryphone System, Long Lease and Residents Parking.



## Accommodation

Communal front door via security entry system to communal entrance hall with stairs to first and second floor. Front door to:

### Entrance Hall

Wall mounted entry phone system. Airing cupboard. Laminate floor. Door to:

### Lounge

15'10" x 11'4" (4.83m" x 3.45m")

Rear aspect uPVC double glazed window. Storage heater. Television aerial point. Laminate flooring. Doorway to:

### Kitchen

8'6" x 85" (2.59m" x 25.91m')

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Tiled splash backs. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing. Space for fridge/freezer. Laminate flooring.

### Bedroom One

12'7" x 11'5" max (3.84m" x 3.48m" max)

Rear aspect uPVC double glazed window. Storage heater. Laminate flooring.

### Bedroom Two

8'11" x 6'10" (2.72m" x 2.08m")

Rear aspect uPVC double glazed window. Storage heater. Laminate floor.

### Re-Fitted Bathroom

6'8" x 5'6" (2.03m" x 1.68m")

White suite comprising panel enclosed bath. Mixer tap and shower attachment over. Wall mounted shower curtain. Low level W.C. Wash hand basin. Fully tiled walls and floor.

### Exterior

Communal gardens. Residents allocated parking.

### Agents Note

Lease 146 years unexpired.

Ground Rent £582 per annum

Service Charge £780 per annum

## Road Map



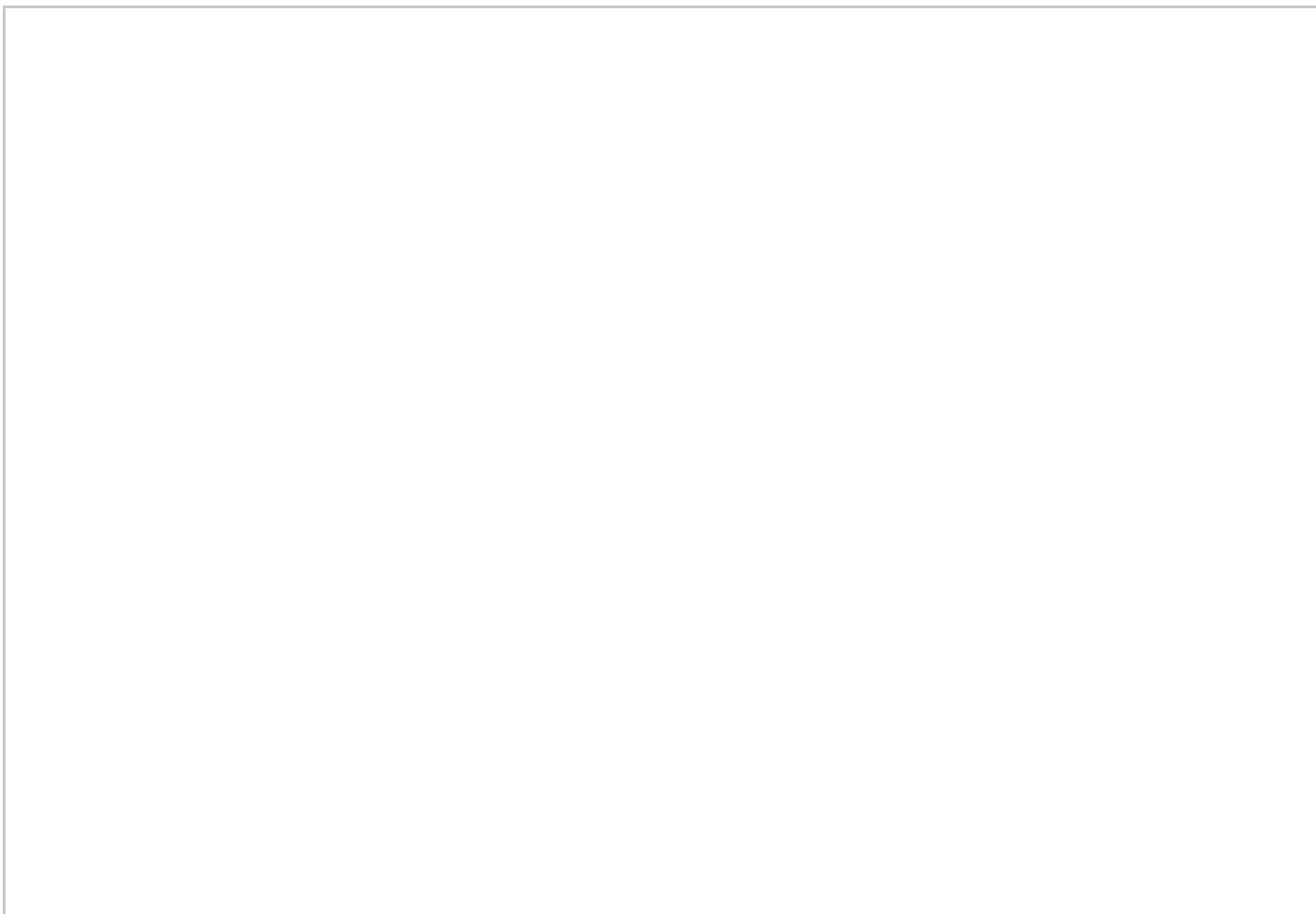
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		