



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 8'5" (2.59m" x 2.59m")

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



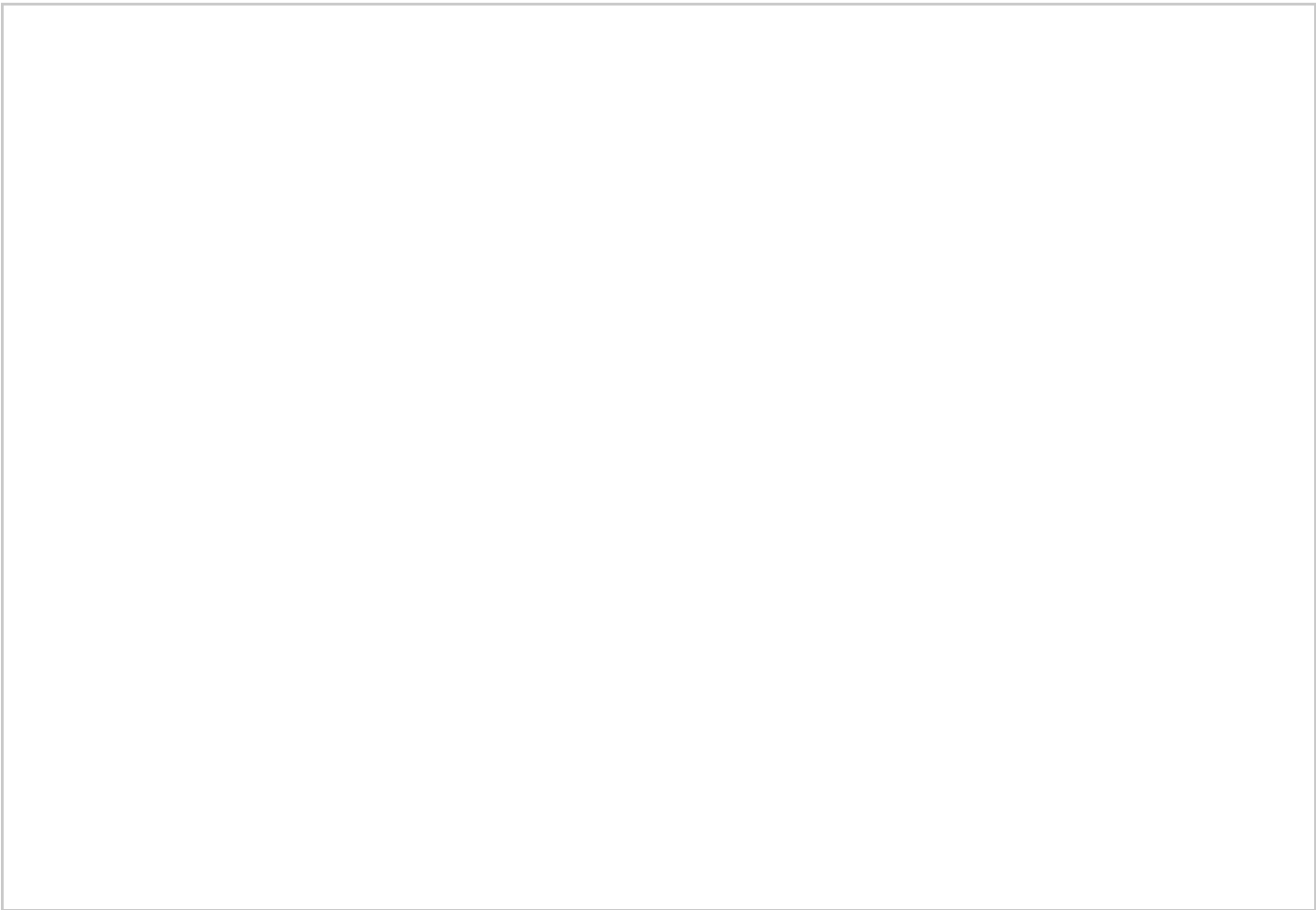
Hybrid Map



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.

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Energy Efficiency Graph

