



KIRBY
COLLETTI

EST 2004

1 Regency Court Berners Way

Broxbourne EN10 6NJ

£199,995



**** EXCELLENT FIRST TIME BUY/INVESTMENT OPPORTUNITY **** KIRBY COLLETTI are delighted to bring to market this WELL PRESENTED ONE DOUBLE 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 15ft Lounge, Kitchen, Bathroom/W.C. uPVC Double Glazing, Share of Freehold with 981 years remaining Years, Chain Free and Residents Parking.



Accommodation

uPVC Double glazed communal front door to communal entrance hall with stairs to first floor. Door to lobby area. Front door to:

Entrance Hall

5'10" x 3'7" (1.78m" x 1.09m")
Wall mounted electric panelled radiator. Laminate floor. Door to:

Lounge

15'6" x 9'7" (4.72m" x 2.92m")
Front aspect uPVC double glazed window. Wall mounted electric panelled radiator. Television aerial point. Laminate flooring. Door way to:

Kitchen

9'11 x 6'6" (3.02m x 1.98m")
Dual aspect uPVC double glazed windows. Range of wall and base mounted units. Roll edged worksurfaces. Inset one and half bowl single drainer sink unit with mixer tap over. Built in electric hob with extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Larder cupboard and airing cupboard.

Double Bedroom

12'6" x 9'7" (3.81m" x 2.92m")
Rear aspect uPVC double glazed window. Wall mounted electric heater.

Bathroom

6'5" x 5'6" (1.96m" x 1.68m")
Side aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Wash hand basin. Low level W.C. Partly tiled walls.

Exterior

Communal gardens. Residents allocated parking.

Agents Note

Share of freehold. Lease 981 remaining.
Service Charge £1,020.00 Per Annum
Zero ground rent.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk