



5 Regency Court Berners Way

Broxbourne EN10 6NJ

Price £244,000



OFFERED WITH NO UPWARD CHAIN!! Kirby Colletti bring to market this superb TWO BEDROOM GROUND FLOOR FLAT located in this small block with the benefit of having a SHARED FREEHOLD. Within minutes walk to local shops and restaurants and just over a mile to Broxbourne Railway Station.

Some of the many features include 16ft Living Room, Quality Fitted Kitchen, Bathroom W.C, uPVC Double Glazing and Allocated Parking.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Airing cupboard. Laminated wood flooring.

LIVING ROOM

16 x 11'5 (4.88m x 3.48m)

uPVC Double glazed full height window and door to communal garden. Coved ceiling. Opening to:

RE FITTED KITCHEN

8'6 x 8'6 (2.59m x 2.59m)

uPVC Double glazed window. Range of White high gloss wall and base units with worksurfaces over and tiled splashbacks. Built in electric oven and hob with extractor canopy over. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Laminated wood flooring.

BEDROOM 1

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

uPVC Double glazed full height window. Coved ceiling. Electric heater.

BEDROOM 2

9'1 x 6'11 (2.77m x 2.11m)

Full height uPVC double glazed window. Fitted wardrobes. Coved ceiling. Laminated wood flooring.

BATHROOM/W.C

uPVC Double glazed window. Fully tiled walls and floor. Tiled enclosed bath with mixer tap and separate shower unit. Wash hand basin with cupboard. Low level W.C. Heated towel rail. Extractor fan.

OUTSIDE

Allocated parking for 1 car.

Agents Note

Lease 999 Years From 19 March 2007.
Service Charge £780 Per Annum.
Zero Ground Rent.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor



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		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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		