



19 Westcroft Court New Road

Broxbourne, EN10 7NL

Price £355,000



VACANT POSSESSION!! KIRBY COLLETTI are delighted to market this rarely available TWO DOUBLE BEDROOM GROUND FLOOR FLAT with accommodation of approx. 935sq ft, situated within this most highly regarded development. Located within a short walk to Broxbourne Railway Station and local shops/restaurants.

Some of the many benefits include a shared freehold with a lease in excess of 970 years, 23ft Living Room, Kitchen, uPVC Double Glazing, Gas Heating To Radiator's, Security Entryphone, Garage En Bloc, Bath/Shower Room and En Suite to Principal Bedroom.

- VACANT POSSESSION
- APPROX. 935 sq ft OF ACCOMMODATION
- SHARED FREEHOLD
- GARAGE
- SHORT WALK TO RAILWAY STATION & LOCAL SHOPS
- 23ft LIVING ROOM
- EN SUITE SHOWER ROOM
- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- GAS HEATING TO RADIATORS
- BATH/SHOWER ROOM



ACCOMMODATION

Entrance door to:

ENTRANCE LOBBY

5'9 x 4 (1.75m x 1.22m)

Door to:

RECEPTION HALL

Storage cupboard. Doors to all rooms.

LIVING ROOM

23 max x 14'11 (7.01m max x 4.55m)

Full height windows overlooking onto New Road.

KITCHEN

10'6 x 10'2 max (3.20m x 3.10m max)

uPVC Double glazed window overlooking New Road. White wall and base units with worksurfaces over. Built in electric oven and gas hob. Plumbing for washing machine. Wall mounted gas boiler. Stainless steel sink unit.

BEDROOM 1

16'9 x 10'1 (5.11m x 3.07m)

uPVC Double glazed window. Built in cupboard.

Door to:

EN SUITE SHOWER ROOM/W.C

7'5 x 5'10 (2.26m x 1.78m)

uPVC Double glazed window. White suite comprising fully tiled shower enclosure., low level W.C and pedestal wash hand basin.

BEDROOM 2

12'9 x 9'2 (3.89m x 2.79m)

uPVC Double glazed window. Built in cupboard.

BATH/SHOWER ROOM/W.C

10'3 x 6'9 (3.12m x 2.06m)

Large walk in shower enclosure. Tiled enclosed bath. Low level W.C. Pedestal wash hand basin.

OUTSIDE

Communal lawned gardens.

GARAGE

Up and over door.

AGENTS NOTES

SHARED FREEHOLD: 999 years with approx. 972 years remaining

Service charge: £2000 per annum

Council Tax: Band D, Borough Of Broxbourne



Road Map



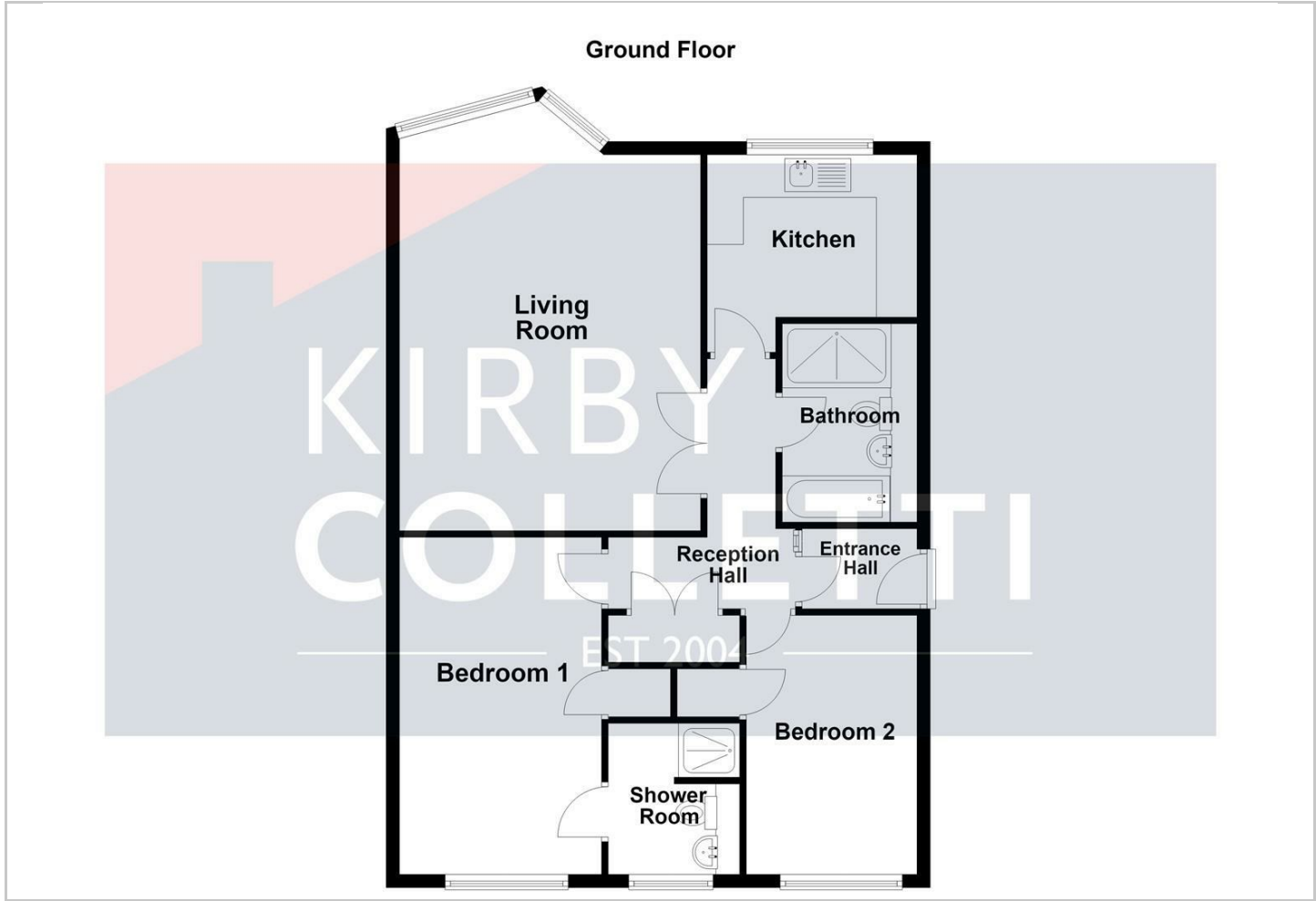
Hybrid Map



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

