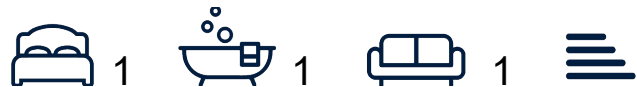




17 The Haywards The Lawns Drive

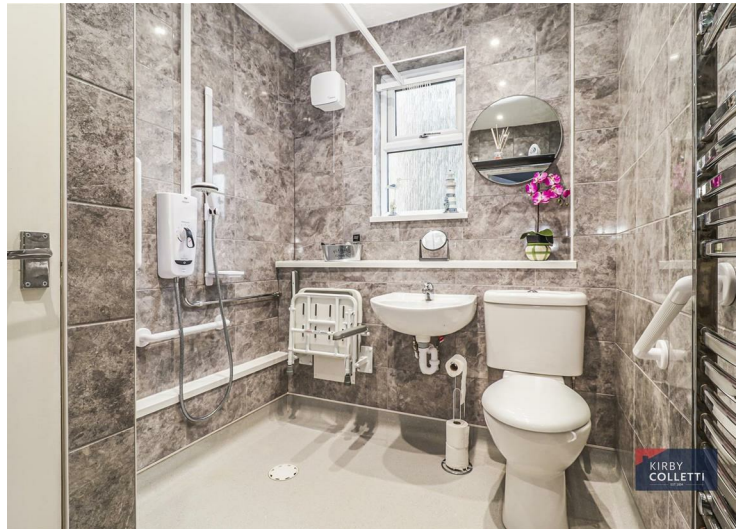
Broxbourne EN10 7BU

Price £120,000



OFFERED CHAIN FREE!! An opportunity to acquire this **FIRST FLOOR ONE DOUBLE BEDROOM RETIREMENT FLAT** for the **Over 55's ONLY** with **EXTENDED LEASE ON COMPLETION!!** Set within this quiet cul-de-sac and short walking distance to Local Shops, Bus Routes and Broxbourne Railway Station.

Further benefits include Lounge, Kitchen, Luxury Wet Room, Lifts To All Floors and Security Entryphone System.



Accommodation

Communal front door via security entry phone to communal entrance with lift and stairs to all floors. Front door to:

Entrance Hall

5'7 x 2'10 (1.70m x 0.86m)
Storage cupboard. Door to:

Double Bedroom

11'11 x 9'5 (3.63m x 2.87m)
Front aspect uPVC double glazed window. Coved ceiling.

Open Plan Lounge/Kitchen

23'8 max x 12'8 max (7.21m max x 3.86m max)
Front aspect uPVC double glazed window. Wall mounted electric fire. Television aerial point. Access to:

Kitchen

8'10 x 5'10 (2.69m x 1.78m)
Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer sink unit and half bowl sink unit with mixer tap over. Built in electric hob. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

Wet Room

8'6 x 6'6 (2.59m x 1.98m)
Side aspect uPVC double glazed window. White suite comprising walk-in shower. Wall mounted shower. Wash hand basin. Low level W.C. Walls fully tiled. Heated towel rail. Storage cupboard.

Residents Communal Lounge

Spacious residential Lounge area and separate coffee/dining area.

Exterior

Communal Gardens

Neatly tended lawns and patio area. Residents parking.

Agents Note

Lease: 990 Years Remaining
Service Charge: £250 Per Month
Ground rent: £177 Per Annum

Road Map



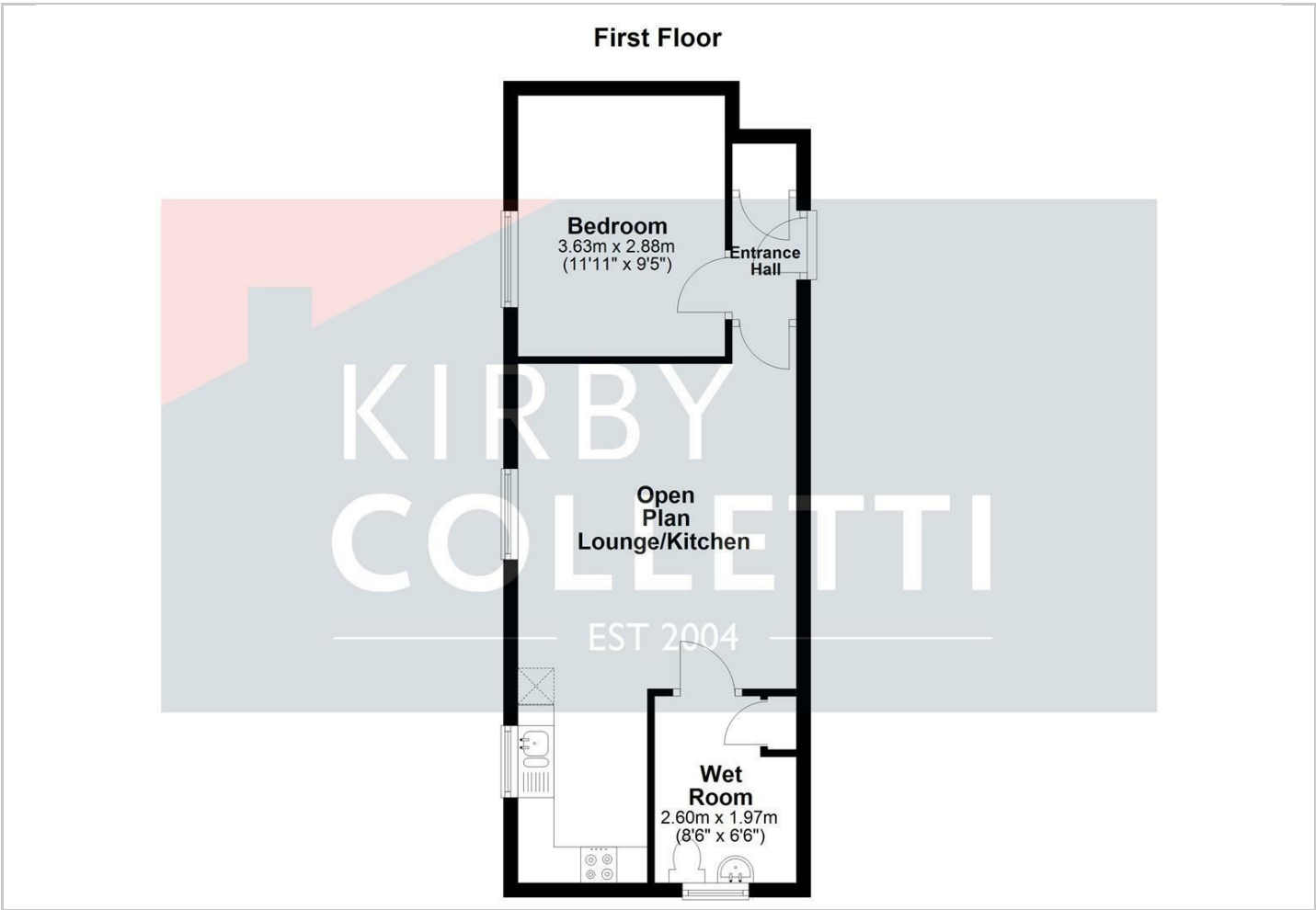
Hybrid Map



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

