



## 23 Westcroft Court New Road

Broxbourne EN10 7NL

Price £380,000



KIRBY COLLETTI are delighted to market this rarely available TWO DOUBLE BEDROOM FIRST FLOOR FLAT with accommodation of approx. 892sq 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, RE-Fitted Kitchen, RE-Fitted Bath/Shower Room and En Suite to Principal Bedroom, uPVC Double Glazing, Gas Heating To Radiator's, Security Entryphone, En Bloc Garage and communal Gardens.



### Accommodation

Communal front door to communal entrance hall with stairs to first and second floors. Front door to:

### Entrance Lobby

Radiator. Wall light point. Door to:

### Entrance Hall

Storage cupboard. Radiator. Coved ceiling. Doors to:

### Living Room

23'3 x 11'10 (7.09m x 3.61m)

Full height windows overlooking onto New Road. Double radiator. Television aerial point. Five wall light points. Coved ceiling.

### Re-Fitted Kitchen

10'8 x 6'11 (3.25m x 2.11m)

Side aspect uPVC double glazed window overlooking onto New Road. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer one and half bowl sink unit mixer tap over. Cooker point. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler.

### Bedroom One

15'2 x 10'9 (4.62m x 3.28m)

Side aspect double glazed window overlooking New Road. Radiator. Two wall light points. Built in wardrobe cupboard. Coved ceiling. Door to:

### Re-Fitted En Suite Shower Room

7'3 x 5'6 (2.21m x 1.68m)

Side aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Wall hung wash hand basin. Low level W.C. with concealed cistern. Heated towel rail. Walls fully tiled. Tiled floor.

### Bedroom Two

13'10 x 8'11 (4.22m x 2.72m)

Side aspect uPVC double glazed window. Radiator. Storage cupboard. Two wall light points. Coved ceiling.

### Re-Fitted Bath/Shower Room

11'10 x 5'6 (3.61m x 1.68m)

White suite comprising panel enclosed bath mixer tap and shower attachment over. Wash hand basin. Low level W.C. with concealed cistern. Fully tiled shower cubicle. Heated towel rail. Extractor fan. Walls fully tiled. Tiled floor.

### Exterior

Communal lawned gardens.

### Garage

Up and over door.

### Agents Note

SHARED FREEHOLD: 999 years with approx. 972 years remaining

Service charge: £2000 per annum

Council Tax: Band D, Borough Of Broxbourne

Road Map



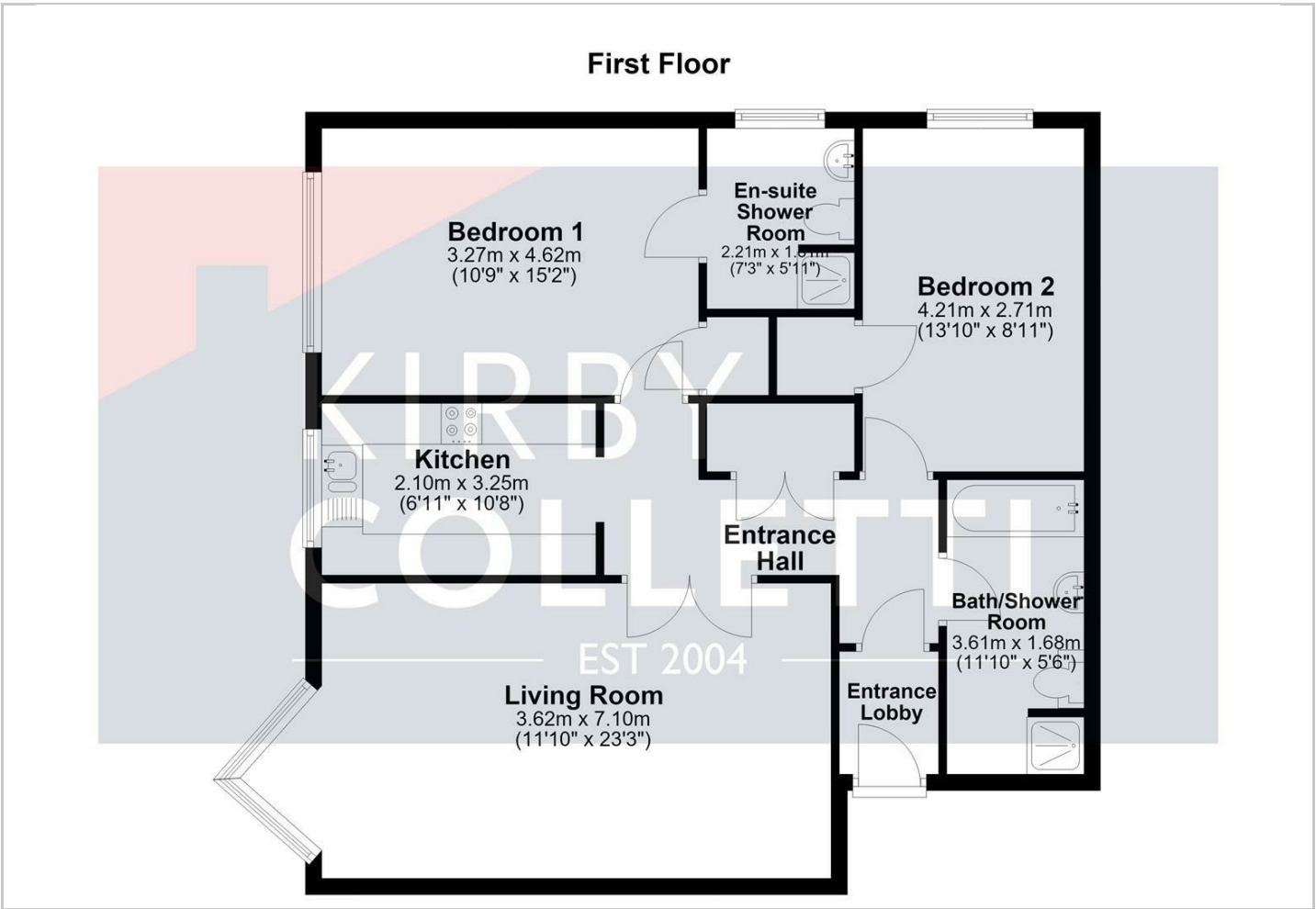
Hybrid Map



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

