KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



150 Rowan Drive

Turnford EN10 6HL

Offers In The Region Of £215,000

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KIRBY COLLETTI are delighted to bring to the market this TWO BEDROOM FIRST FLOOR FLAT, which is offered with NO ONWARD CHAIN. Ideally situated in Rowan Drive, Turnford, the property is conveniently located for local shops, bus routes, Hertford Regional College, Broxbourne Railway Station, Brookfield Farm Retail Park and access to the A10/M25.

The accommodation comprises a Lounge, Kitchen and Bathroom/W.C. Further benefits include Gas Central Heating and uPVC Double Glazing.









Accommodation
Security front door to communal entrance hall with stairs to all floors. uPVC double glazed front door to:

Entrance Hall
8'7 x 2'10 (2.62m x 0.86m)
Radiator. Storage cupboard. Wall mounted entry phone. Door to:

Lounge
16'5 x 10'10 (5.00m x 3.30m)
Front aspect uPVC double glazed window. Radiator. Television aerial point. Coved ceiling. Door way to:

Re-Fitted Kitchen
8'9 x 7'10 (2.67m x 2.39m)
Rear aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces over. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler.

Bedroom One
13'3 x 8'7 (4.04m x 2.62m)
Front aspect uPVC double glazed window. Radiator.

Bedroom Two
8'10 x 6'8 (2.69m x 2.03m)
Rear aspect uPVC double glazed window. Radiator.

Re-Fitted Bathroom
7 x 4'7 (2.13m x 1.40m)
White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Three walls fully tiled. Heated towel rail. Tiled floor. Extractor fan.

Exterior
Communal gardens.

Agents Note
Lease 104 Years Remaining.
Service Charge TBC
Ground Rent TBC

Road Map



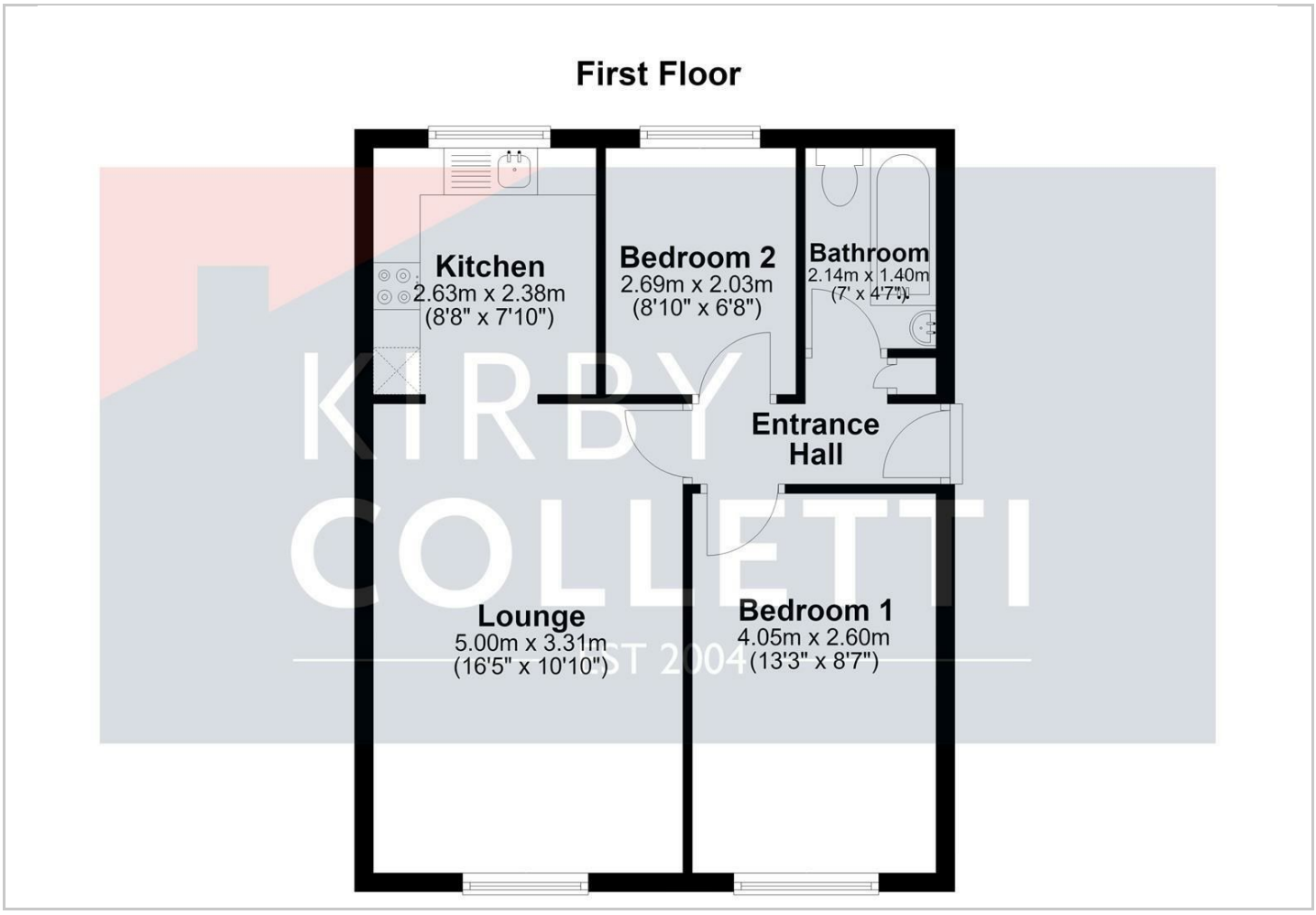
Hybrid Map



Terrain Map



Floor Plan

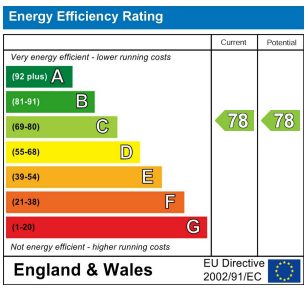


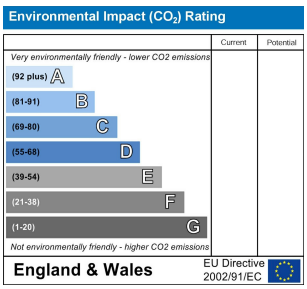
Viewing

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





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