



**ABSOLUTE  
PROPERTY**



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**25 Vancouver Road  
Broxbourne, EN10 6FB  
Price Guide £265,000**



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Absolute Property are delighted to offer this spacious second floor two bedroom apartment located a short distance of Brookfield Farm Shopping Centre, transport links and within easy access of A10. Benefits include lounge/diner, modern kitchen, en suite, allocated parking, visitors parking and communal gardens. Viewing is highly recommended to avoid disappointment.



**ENTRANCE:**

Front door opening to:

**HALLWAY:**

L shaped

Doors to lounge/diner, bedroom one, bedroom two, bathroom, storage cupboard, airing cupboard, electric heater, wood laminate flooring.

**LOUNGE/DINER:**

Wood laminate flooring, electric heater, open doorway into kitchen, window and double doors to front aspect opening to Juliet balcony.

**KITCHEN:**

Range of eye and base level units, built in oven, hob and extractor, plumbing for washing machine, space for upright fridge freezer, stainless steel sink drainer unit with mixer taps, upvc double glazed window to front aspect.

**BEDROOM ONE:**

Fitted wardrobes, electric heater, double glazed window to front aspect, door to en suite

**EN SUITE:**

Comprising of low flush wc, pedestal hand wash basin with mixer taps, shower cubicle.

**BEDROOM TWO:**

Upvc double glazed window to front aspect, electric heater

**BATHROOM:**

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment.

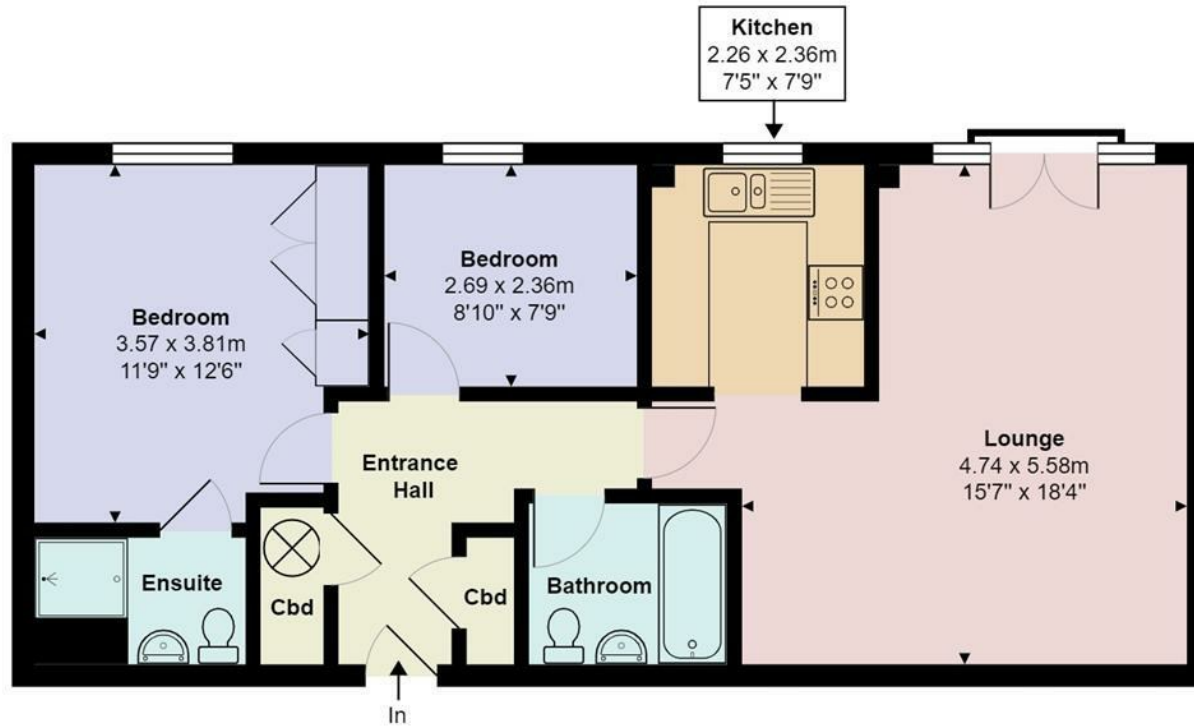
**OUTSIDE:**

Allocated parking along with various visitor parking bays.





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## Vancouver Road, Turnford, EN10 6FB

Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84		

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**Energy Efficiency Rating Legend:**

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- A: 10-15 (Very environmentally friendly - lower CO<sub>2</sub> emissions)
- B: 16-20
- C: 21-25
- D: 26-30
- E: 31-35
- F: 36-40
- G: 41-45 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC