



47 Yukon Road

Broxbourne EN10 6FN

Price £262,500



**** OFFERED CHAIN FREE **** KIRBY COLLETTI are delighted to bring to market this TWO BEDROOM 2ND FLOOR APARTMENT ideally situated within easy access to Brookfield Retail Park, Cheshunt Train Station with excellent service into London and A10/M25 Road links.

The property benefits from Spacious Lounge with Juliette Balcony, Fitted Kitchen, uPVC Double Glazing, En Suite Shower Room to Bedroom One, Bathroom/W.C, Security Entryphone, Allocated Parking Bay and Visitor Bays.



ACCOMMODATION

Communal entrance door. Stairs up:

RECEPTION HALL

10'5 x 7'2 max (3.18m x 2.18m max)
Airing cupboard. Storage cupboard.

LOUNGE

16'8 x 13'8 max (5.08m x 4.17m max)
uPVC Double glazed window and uPVC double glazed double doors with Juliette balcony. Night storage heater. Laminate wood flooring. Open to:

KITCHEN

10'2 x 6 (3.10m x 1.83m)
uPVC double glazed window. Range of matching wall and base mounted units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and hob. Plumbing for washing machine. Space for fridge freezer. Recessed ceiling spotlights.

BEDROOM ONE

12'10 x 12 max (3.91m x 3.66m max)
uPVC double glazed window. Dimplex electric heater. Built in wardrobe. Door to:

EN SUITE SHOWER ROOM/W.C

7'10 x 4 max (2.39m x 1.22m max)
Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Dimplex electric heater. Recessed ceiling spotlights.

BEDROOM TWO

9'3 x 7'4 (2.82m x 2.24m)
uPVC double glazed window. Dimplex electric heater.

BATHROOM/W.C

6'9 x 6 (2.06m x 1.83m)
Panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Recessed ceiling spotlights Dimplex electric heater. Laminate wood flooring.

OUTSIDE

Allocated parking. Communal bins.

AGENT NOTES

Lease: 102 years remaining
Service Charge: £1,643 Per Annum
Ground Rent: £125 Per Annum

Road Map



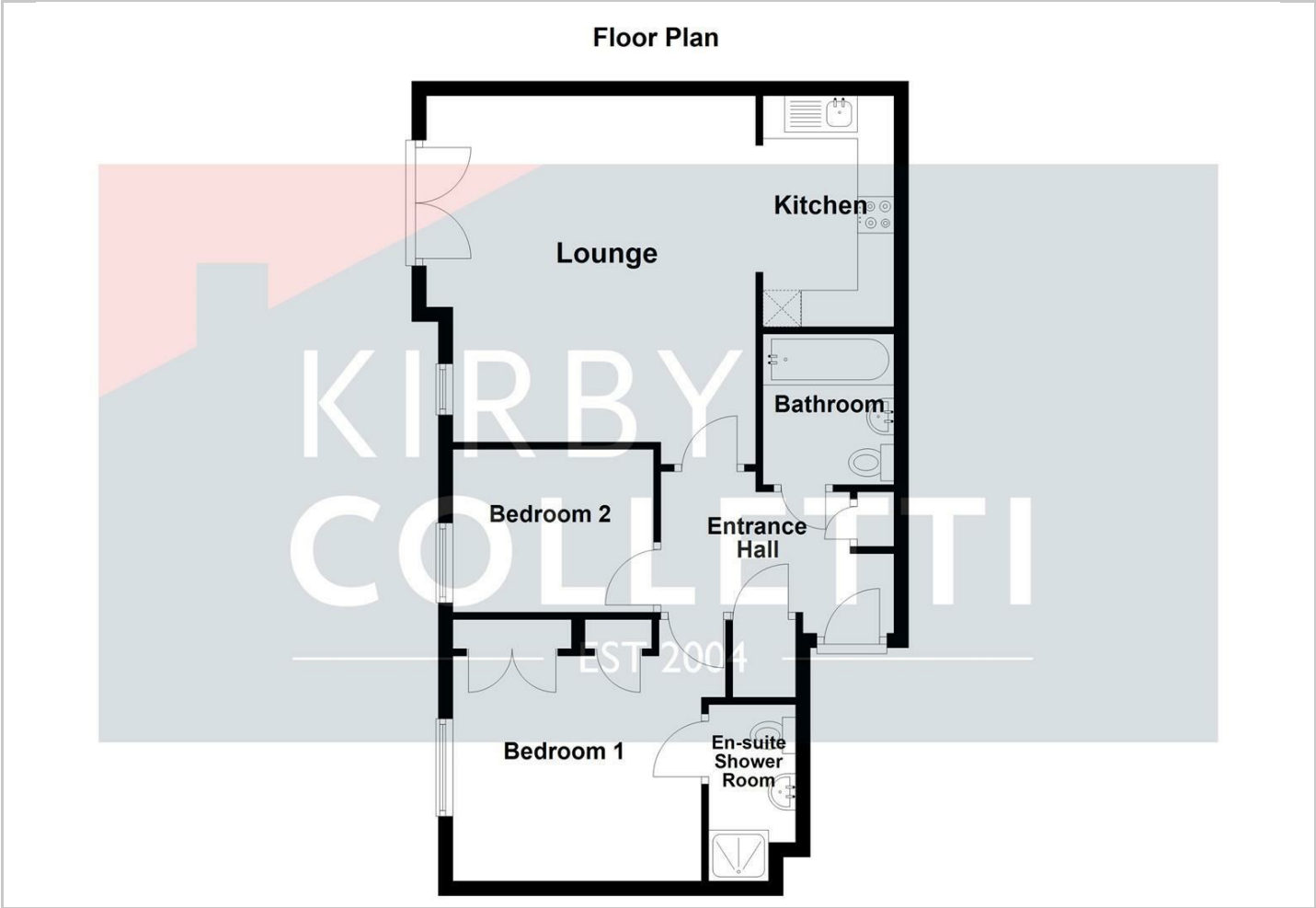
Hybrid Map



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.

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Energy Efficiency Graph

