

72 Yukon Road, Broxbourne, EN10 6FN

Offers in excess of £230,000



**PINDROP PROPERTY**





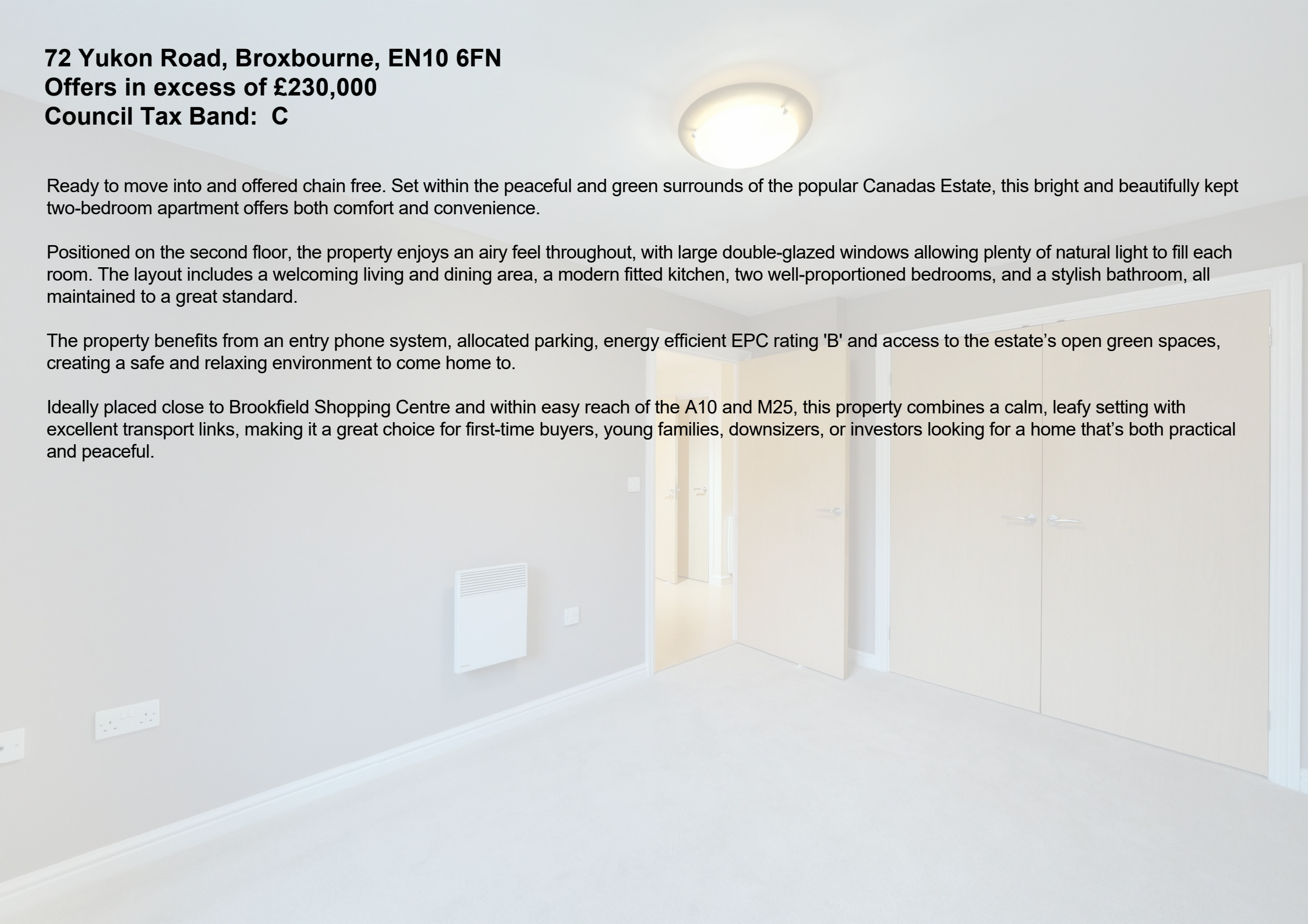
**72 Yukon Road, Broxbourne, EN10 6FN**  
**Offers in excess of £230,000**  
**Council Tax Band: C**

Ready to move into and offered chain free. Set within the peaceful and green surrounds of the popular Canadas Estate, this bright and beautifully kept two-bedroom apartment offers both comfort and convenience.

Positioned on the second floor, the property enjoys an airy feel throughout, with large double-glazed windows allowing plenty of natural light to fill each room. The layout includes a welcoming living and dining area, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish bathroom, all maintained to a great standard.

The property benefits from an entry phone system, allocated parking, energy efficient EPC rating 'B' and access to the estate's open green spaces, creating a safe and relaxing environment to come home to.

Ideally placed close to Brookfield Shopping Centre and within easy reach of the A10 and M25, this property combines a calm, leafy setting with excellent transport links, making it a great choice for first-time buyers, young families, downsizers, or investors looking for a home that's both practical and peaceful.





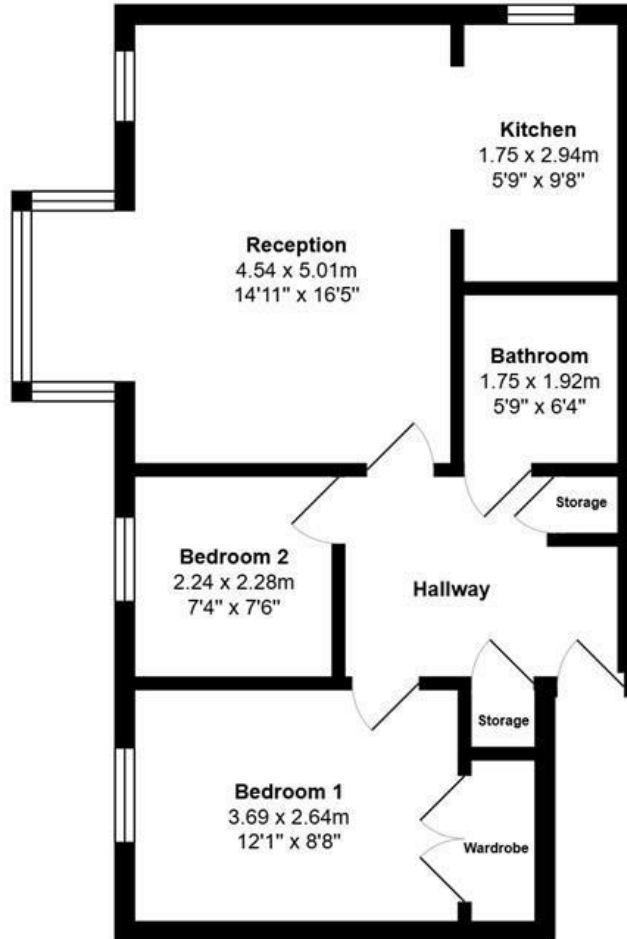












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**Second Floor**

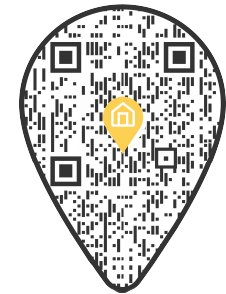
Total Area: 56.2 m<sup>2</sup> ... 605 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <span>EU Directive 2002/91/EC</span>		