









welcome to

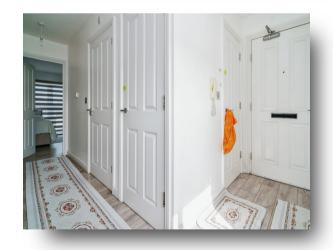
The Cedars, Broxbourne

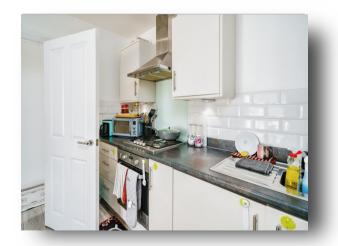
William H Brown are delighted to bring to the market this lovely, chain free, two bedroom apartment situated in a popular residential location. An early viewing is a must!













Accommodation Comprising Of Entrance Hall

Entry phone system, loft access, double glazed window to rear aspect, radiator, two cupboards

Kitchen/living Room Area

11' 5" x 19' 4" (3.48m x 5.89m)

Kitchen Area

Range of wall and base units, integrated oven, hob, laminate flooring, integrated dishwasher, integrated washing machine, sink, integrated fridge freezer

Living Room Area

Juliette balcony, two radiators, laminate flooring

Bedroom 1

12' 10" x 9' 4" (3.91m x 2.84m) Double glazed window to front aspect, fitted wardrobes, radiator, laminate floor

Bedroom 2

12' 1" x 7' 5" (3.68m x 2.26m) Double glazed window to rear aspect, radiator, laminate flooring

Bathroom

Paneled bath, wc, sink, tiled floor, part tiled walls, chrome heated towel radiator

Exterior

The property has an allocated parking and visitor parking available





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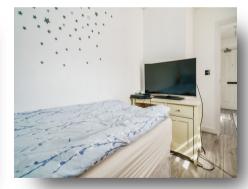
- Two bedrooms
- Chain free
- Allocated parking
- Top floor
- Open plan kitchen/living room

Tenure: Leasehold EPC Rating: C

£285,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108000

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref: BRX108000 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk