



**Clyfton Close, Broxbourne EN10 6NX**

**welcome to**

**Clyfton Close, Broxbourne**

William H Brown are delighted to bring to the market this fantastic two bedroom apartment situated in a popular residential location. The property will be sold with a brand new lease. An early viewing is a must!



**Accommodation Comprising Of:  
Entrance Hall**

Phone entry system, laminated flooring.

**Lounge**

15' 9" x 11' 4" ( 4.80m x 3.45m )

Double glazed window to front aspect, radiator.

**Kitchen**

8' 6" x 8' 6" ( 2.59m x 2.59m )

Double glazed window to front aspect, space for washing machine, space for cooker, space for fridge freezer, radiator, wall and base units with complimentary worktops.

**Bedroom 1**

12' 8" x 9' 4" ( 3.86m x 2.84m )

double glazed window to rear aspect, built in wardrobe, radiator.

**Bedroom 2**

9' 2" x 6' 9" ( 2.79m x 2.06m )

Double glazed window to rear aspect, radiator, laminated flooring.

**Bathroom**

paneled bath, vinyl flooring, wash hand basin, WC, tiled walls, radiator.



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welcome to

## Clyfton Close, Broxbourne

- Two bedrooms
- Brand new lease
- Popular location
- Close to local shops and schools
- Living room

Tenure: Leasehold EPC Rating: C

**£210,000**



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This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BRX108171 - 0007

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.

Please note the marker reflects the  
postcode not the actual property



william h brown



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