



Clyfton Close, Broxbourne EN10 6NX

welcome to

Clyfton Close, Broxbourne

William H Brown are delighted to bring to the market this fantastic two bedroom first apartment situated in a popular residential location. Lease renewal included in the price.



**Accommodation Comprises Of:
Entrance Hall**

Entry phone system, laminate floor, cupboard.

Lounge

15' 10" x 11' 4" (4.83m x 3.45m)

Double glazed window to front aspect, double glazed window to side aspect, laminate floor, storage heater.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed window to front aspect, part tiled walls, storage cupboard, tiled floor, sink unit, space for oven, space for fridge freezer, plumbing for washing machine.

Bedroom 1

12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window to side aspect, fitted wardrobe, electric heating.

Bedroom 2

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to side aspect.

Bathroom

wash hand basin, part tiled walls, tiled floor, wc, paneled bath.



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Clyfton Close, Broxbourne

- New lease included
- Two bedrooms, Living room
- Family bathroom
- Popular residential location
- Close to local schools and transport links

Tenure: Leasehold EPC Rating: D

£205,000



Please note the marker reflects the postcode not the actual property

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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:
BRX108355 - 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.



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