



Curlew Court, Broxbourne EN10 6JW

welcome to

Curlew Court, Broxbourne

William H Brown are delighted to bring to the market this immaculately presented first floor two bedroom apartment situated in a popular residential Broxbourne location. An early internal viewing is highly recommended.



**Accommodation Comprises Of:
Entrance Hall**

Phone entry system, storage cupboard.

Lounge

17' 7" x 12' 3" (5.36m x 3.73m)

Double glazed window to front aspect, two radiators.

Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Double glazed window to front aspect, plumbing for washing machine, sink unit, integrated oven, hob, vinyl flooring, part tiled walls, space for fridge freezer.

Bedroom 1

10' 7" x 10' 3" (3.23m x 3.12m)

Double glazed window to rear aspect, radiator.

Bedroom 2

8' 4" x 6' 8" (2.54m x 2.03m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed window to front aspect, vinyl floor, paneled bath, wc, wash hand basin, chrome heated radiator, part tiled walls.

Exterior

This property benefits from communal parking.



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Curlew Court, Broxbourne

- Two large bedrooms
- Communal parking
- Modern kitchen
- Family bathroom
- Popular residential location

Tenure: Leasehold EPC Rating: C

£250,000



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 125 years from 25 Dec 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BRX108389 - 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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