









welcome to

The Red House High Road, Broxbourne

William H Brown are delighted to bring to the market this exclusive one double bedroom apartment situated in a private gated development in the heart of Broxbourne. An early internal viewing is highly recommenced to avoid missing out.













Accommodation Comprising Of Lounge

17' 11" x 13' 6" (5.46m x 4.11m) Two windows to front aspect, one window to side aspect, laminate flooring

Kitchen

13' 8" x 5' 3" (4.17m x 1.60m)

Wall and base units, window to front aspect, space for a fridge, plumbing for a washing machine, integrated oven and hob, cupboard, part tiled walls

Bedroom 1

13' 4" x 8' 8" (4.06m x 2.64m) Window to front aspect, laminate, built in wardrobes

Bathroom

Wc, wash hand basin, bath with shower, tiled walls, laminate flooring

Exterior

Allocated and communal gardens





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The Red House High Road, Broxbourne

- One double bedroom
- Large living room
- Modern kitchen area
- Allocated parking
- Gated exclusive development

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£295,000







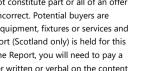


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX108484



Property Ref: BRX108484 - 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.



01992 464174

william h brown



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire, EN10 7HX



williamhbrown.co.uk

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.