



Huron Road, Broxbourne EN10 6FT

welcome to

Huron Road, Broxbourne

William H Brown are delighted to bring to market this, bright and spacious two bedroom top floor apartment situated in a popular residential location. An early internal viewing is recommended to avoid missing out.



**Accommodation Comprises Of:
Entrance Hall**

Two storage cupboards, entry phone system.

Lounge

15' 1" x 13' 1" (4.60m x 3.99m)

Juliet balcony, double glazed window to rear aspect, laminate flooring.

Kitchen

6' 11" x 6' 3" (2.11m x 1.91m)

A range of wall and base units with complimenting worktops, sink unit, space for fridge freezer, plumbing for washing machine, tiled flooring.

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to rear aspect, laminate flooring.

Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear aspect, laminate flooring, access to a loft.

Bathroom

Paneled bath, wc, wash hand basin, tiled flooring.

Exterior

Allocated parking.



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- Two Bedrooms
- Family Bathroom
- Spacious accommodation throughout, newly renovated
- Good lease
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108538 - 0005

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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