



**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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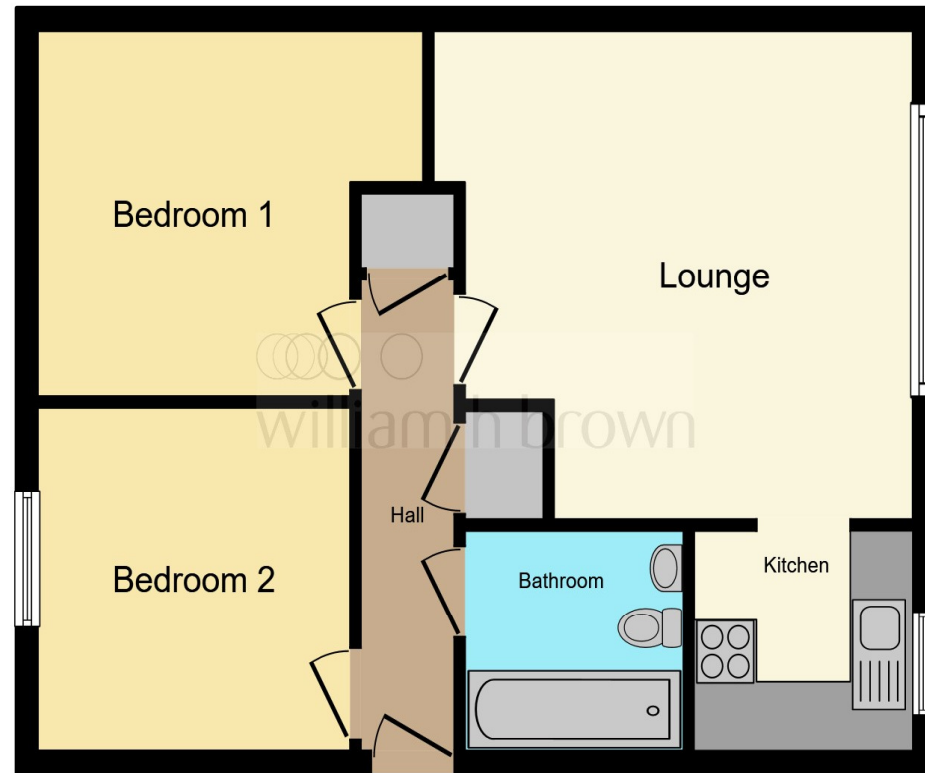
## Huron Road, Broxbourne

- Two Bedrooms
- Family Bathroom
- Spacious accommodation throughout, newly rennovated
- 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.

**£238,000**



Total floor area 52.9 m<sup>2</sup> (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRX108538 - 0006

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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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**