



Mulberry Close, Broxbourne EN10 6HN

welcome to

Mulberry Close, Broxbourne

William H Brown are delighted to bring to the market this spacious three bedroom ground floor apartment situated in a popular residential location. An early internal viewing is highly recommended.

Accommodation Comprises Of: Entrance Hall

Laminate floor, storage cupboard, phone entry system.

Lounge

10' 9" x 6' 8" (3.28m x 2.03m)
Laminate floor, radiator.

Kitchen

10' 9" x 7' 10" (3.28m x 2.39m)
Double glazed window to front aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, vinyl floor, part tiled walls, plumbing for washing machine, integrated oven.

Bedroom 1

12' 6" x 8' 8" (3.81m x 2.64m)
Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 2

10' 9" x 9' 2" (3.28m x 2.79m)
Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 3

12' 6" x 6' 5" (3.81m x 1.96m)
Double glazed window to rear aspect, laminate floor, radiator.

Bedroom 4

7' 8" x 7' 3" (2.34m x 2.21m)
Double glazed window to front aspect, electric radiator, laminate floor.

Bathroom

Double glazed window to front aspect, tiled walls,

chrome heated radiator, vinyl floor, corner shower cubicle, wc, wash hand basin.





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Mulberry Close, Broxbourne

- Three/four bedrooms
- Spacious throughout
- Popular residential location
- Living room
- Family bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1380.00

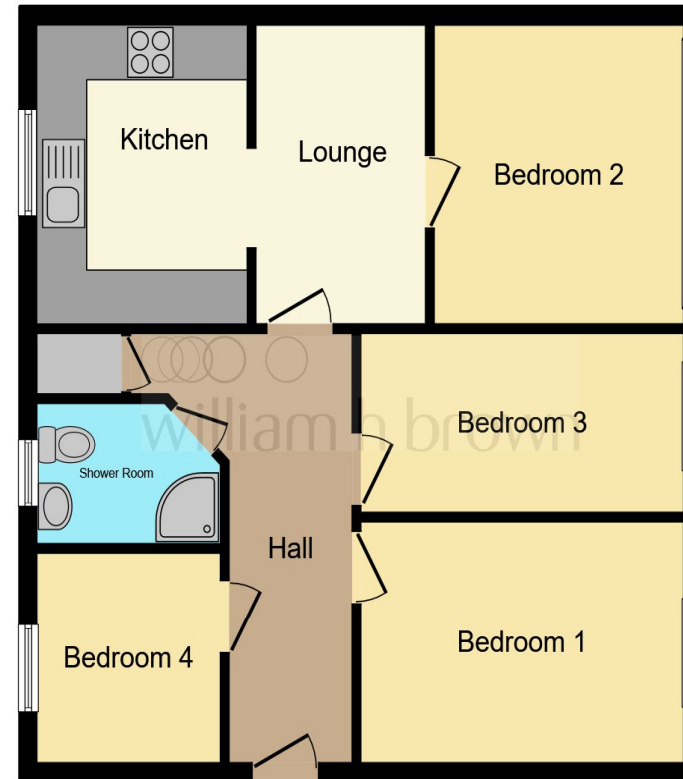
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Total floor area 62.8 m² (676 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

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Property Ref:
BRX108932 - 0003

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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