



Huron Road, Broxbourne EN10 6FT

welcome to

Huron Road, Broxbourne

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

Accommodation Comprises Of: Entrance Hall

Two storage cupboard, radiator.

Lounge

15' 9" max x 10' 10" max (4.80m max x 3.30m max)

Double glazed window to side aspect, two radiators, laminate floor.

Kitchen

11' 2" max x 5' 3" max (3.40m max x 1.60m max)

Double glazed window to side aspect, part tiled walls, tiled floor, integrated oven, gas hob, extractor fan, plumbing for washing machine, a range of wall and base units with complimenting worktops, sink unit, space for fridge freezer.

Bedroom 1

12' 10" x 8' 10" (3.91m x 2.69m)

Double glazed window to side aspect, radiator, laminate floor.

Bedroom 2

14' 9" max x 7' max (4.50m max x 2.13m max)

Double glazed window to side aspect, radiator, laminate floor.

Bathroom

Double glazed window to side aspect, part tiled walls, paneled bath, radiator, wash hand basin, tiled floor, wc.

Exterior

Allocated parking.





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Huron Road, Broxbourne

- River views
- Chain free
- Ground floor
- Allocated parking
- Family bathroom

Tenure: Leasehold EPC Rating: C

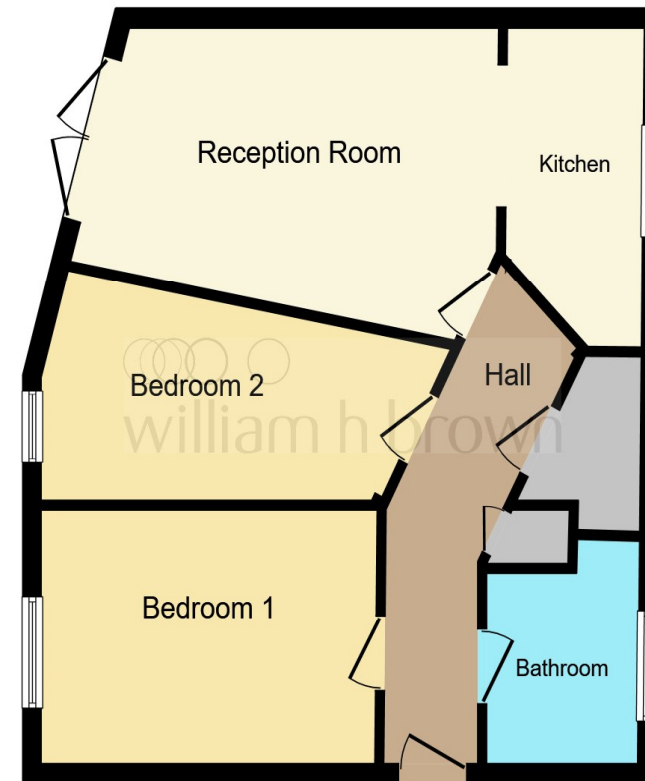
Council Tax Band: C Service Charge: 1367.10

Ground Rent: 170.04

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.

£245,000



Total floor area 52.9 m² (569 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:
BRX109136 - 0007

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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