



**Elppin Court Park Lane, Broxbourne EN10 7PS**

**welcome to**

## **Elppin Court Park Lane, Broxbourne**

William H Brown are pleased to present this chain free, spacious two double bedroom apartment located on Park Lane, one of the most desirable roads in Broxbourne. An early viewing is a must!

### **Accommodation Comprises Of: Entrance Hall**

Two storage cupboards, phone entry system.

Allocated parking.

### **Lounge**

18' 7" x 10' 3" max into the french doors ( 5.66m x 3.12m max into the french doors )  
Two double glazed windows to front aspect, french doors, storage heater.

### **Kitchen**

7' 3" x 7' 1" ( 2.21m x 2.16m )  
Part tiled walls. sink unit, vinyl floor, a range of wall and base units with complimenting worktops, integrated oven, hob, extractor fan, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer.

### **Bedroom 1**

16' 5" max into french doors x 12' 7" max into wardrobe. ( 5.00m max into french doors x 3.84m max into wardrobe. )  
French doors to front aspect, two double glazed windows to rear aspect, fitted wardrobe, two storage cupboards.

### **En-Suite**

Walk in shower cubicle, wc, wash hand basin, vinyl floor.

### **Bedroom 2**

10' 5" x 9' ( 3.17m x 2.74m )  
Double glazed window to front aspect, storage heater.

### **Bathroom**

Wc, wash hand basin, paneled bath, vinyl floor, part tiled walls.

### **Exterior**







***view this property online*** [williamhbrown.co.uk/Property/BRX109184](http://williamhbrown.co.uk/Property/BRX109184)



welcome to

## Elppin Court Park Lane, Broxbourne

- Two double bedrooms
- Family bathroom and en-suite bathroom
- Allocated parking
- Central Broxbourne location
- Gated development

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2300.00

Ground Rent: 191.98

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2001.

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

**£325,000**



Total floor area 70.7 m<sup>2</sup> (761 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)

view this property online [williamhbrown.co.uk/Property/BRX109184](http://williamhbrown.co.uk/Property/BRX109184)



Property Ref:  
BRX109184 - 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.

  
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)**