



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





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- 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.

£310,000



Total floor area 70.7 m² (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

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Property Ref:
BRX109184 - 0005

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