



Columbia Road, Broxbourne EN10 6FR

welcome to

Columbia Road, Broxbourne

William H Brown are delighted to bring to the market this lovely two bedroom ground floor apartment situated in a popular residential location.

Accommodation Comprises Of: Entrance Hall

Two storage cupboards, radiator.

Lounge

15' 1" max x 13' 8" max (4.60m max x 4.17m max)
French doors, laminate floor, radiator.

Kitchen

9' 11" x 5' 7" (3.02m x 1.70m)
Double glazed window to front aspect, a range of wall and base units with complimenting worktops, tiled floor, sink unit, gas hob, integrated oven, part tiled walls.

Bedroom 1

13' 1" x 8' 6" (3.99m x 2.59m)
Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 2

12' 4" max x 10' 5" max (3.76m max x 3.17m max)
Double glazed window to rear aspect, fitted wardrobe, radiator.

Bathroom

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





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- Private balcony
- Stunning throughout
- Popular location
- Two good sized bedrooms
- Spacious living areas

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£265,000



Total floor area 53.8 m² (579 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:
BRX109224 - 0003

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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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk