



Berners Way, Broxbourne EN10 6NR

welcome to

Berners Way, Broxbourne

William H Brown are delighted to bring to the market this stunning and spacious one bedroom apartment situated in a popular residential location. An early viewing is a must!

Accommodation Comprises Of:

Lounge

14' 1" x 10' 7" (4.29m x 3.23m)

Double glazed window to front aspect, electric heater, double glazed door to front aspect.

Kitchen

7' 3" x 6' (2.21m x 1.83m)

A range of wall and base units with complimenting worktops, laminate floor, double glazed window to side aspect, electric hob, extractor fan, space for fridge freezer, plumbing for washing machine, integrated oven.

Bedroom 1

13' 5" max x 7' 10" max into cupboard (4.09m max x 2.39m max into cupboard)

Double glazed window to rear aspect, electric heater

Bathroom

Double glazed window to rear aspect, tiled walls, vinyl flooring, paneled bath, wc, wash hand basin.





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- Extended lease
- Chain free
- One double bedroom
- Garage
- Ground floor

Tenure: Leasehold EPC Rating: E

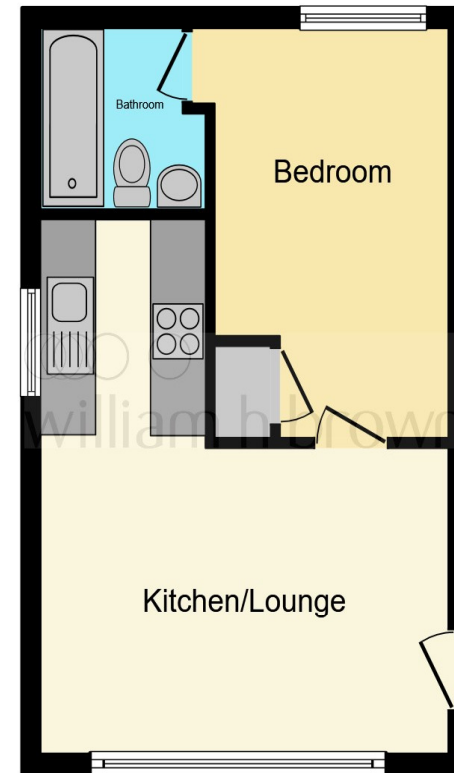
Council Tax Band: B Service Charge: 1248.00

Ground Rent: 170.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 May 2021.

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

£200,000



Total floor area 32.1 m² (346 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:
BRX109351 - 0006

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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