



**Deacons House High Road, Broxbourne EN10 7HX**

william  
h brown

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## **Deacons House High Road, Broxbourne**

William H Brown are delighted to offer for sale, this immaculate first floor apartment constructed in 2017, located right in the heart of Broxbourne overlooking Deaconsfield Park, adjacent to local shops and minutes' walk from Broxbourne Station. An early internal inspection is highly recommended.

### **The Accommodation Comprises:-**

#### **Communal Entrance Hall**

Stairs and Lift to first floor. Front door to apartment to:-

#### **Entrance Hall**

Wood laminate flooring with under floor heating, built-in storage cupboard.

#### **Bathroom**

Tiled floor and walls to complement a White suite comprising panel enclosed bath with mixer tap, shower attachment and glass shower screen, low level wc with concealed cistern, vanity unit with wash hand basin and cupboard below, extractor fan, electric radiator.



#### **Open Plan Accommodation -**

#### **Bedroom Area**

15' 7" max x 9' 2" max ( 4.75m max x 2.79m max )

Wood laminate flooring with under floor heating, large free-standing wardrobes to remain, through to:-



#### **Living/Kitchen Area**

15' 8" x 15' ( 4.78m x 4.57m )

Two large windows to rear aspect overlooking Deaconsfield Park with fitted blinds, wood laminate flooring with under floor heating. Kitchen area comprises modern range of wall and base units with complementary Quartz preparation surfaces with under mounted sink unit, integrated oven, hob and extractor hood, integrated washing machine and fridge/freezer.

#### **Exterior**

Allocated Parking space.



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## Deacons House High Road, Broxbourne

- Open plan accommodation
- Large bedroom area
- living room with fitted and equipped kitchen
- Tiled bathroom
- 8 year old development

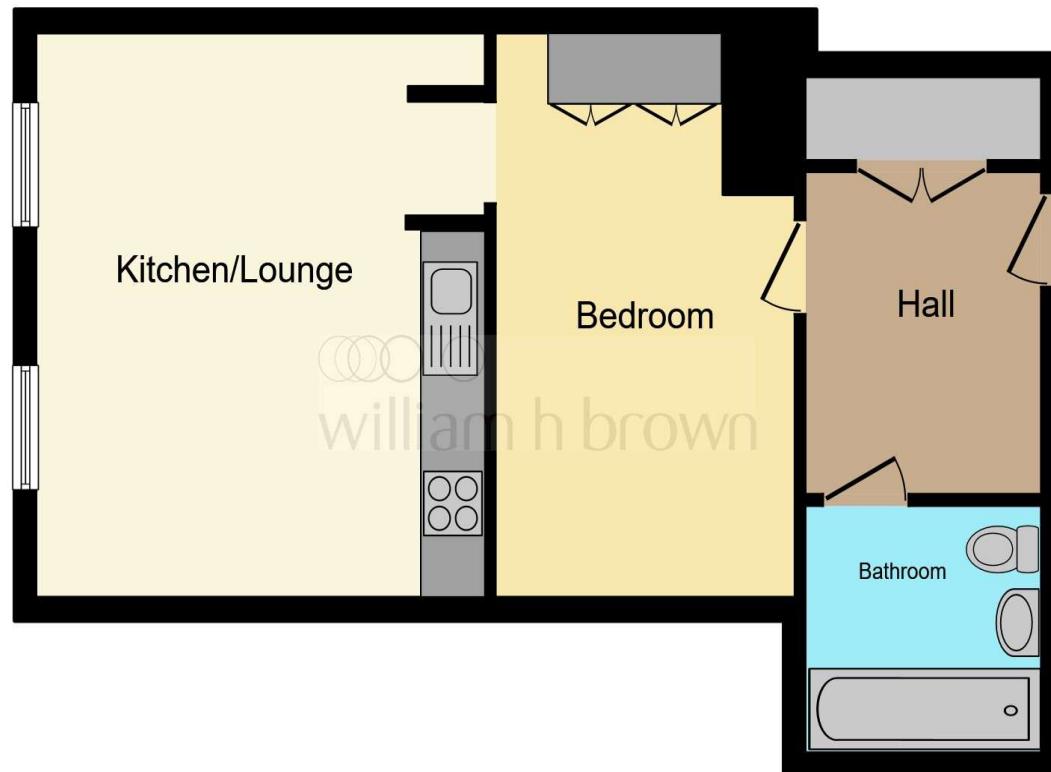
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1672.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£190,000**



Total floor area 47.2 m<sup>2</sup> (508 sq.ft.) approx

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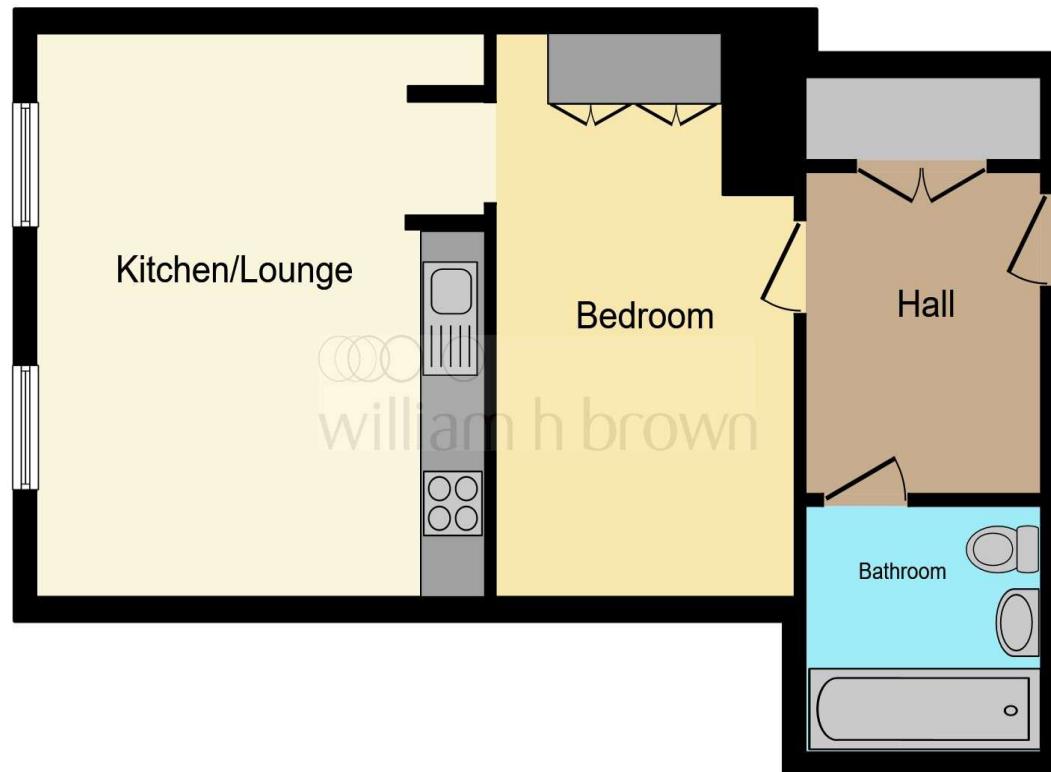
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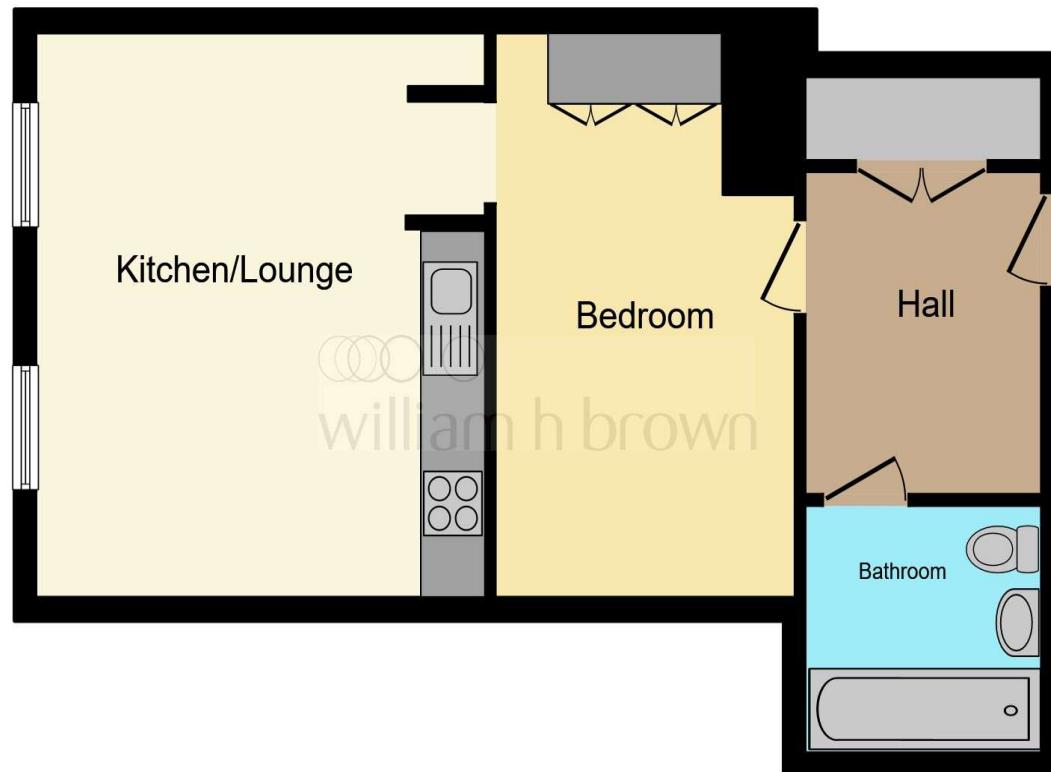
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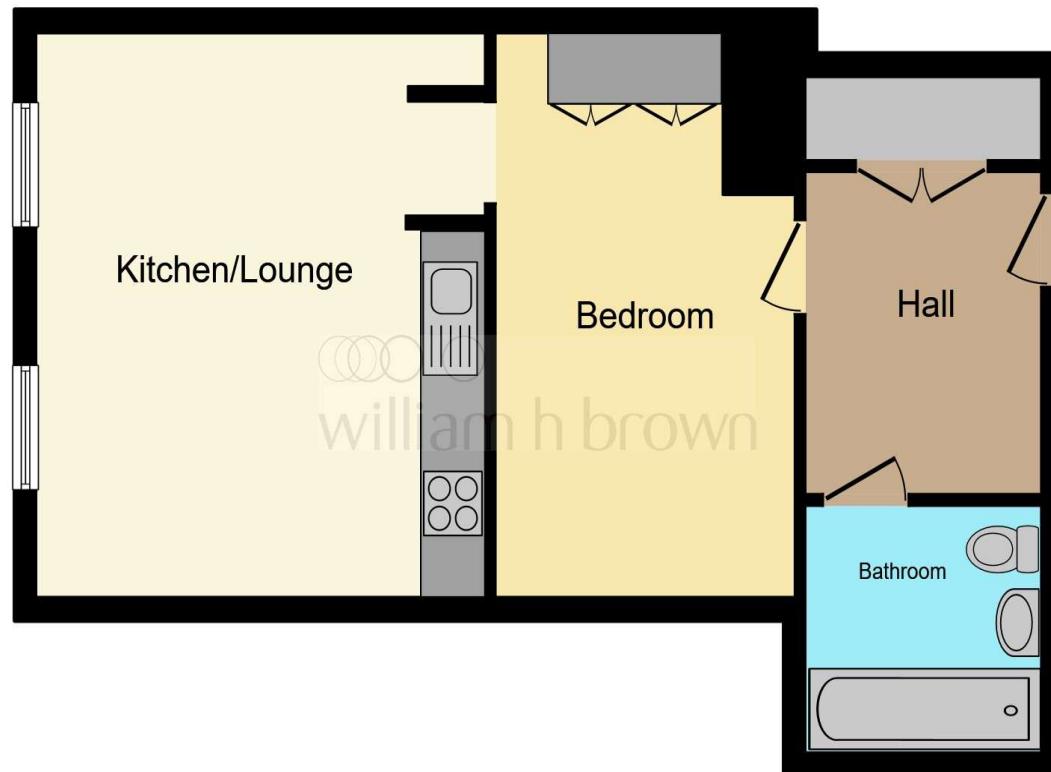
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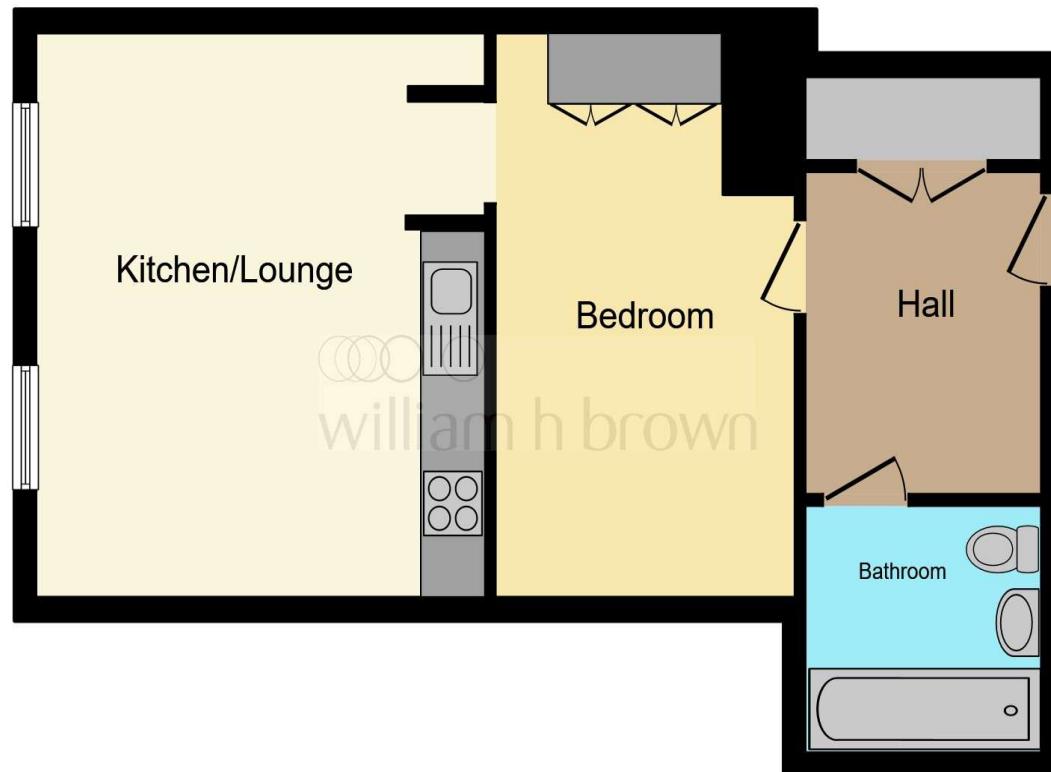
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