



# Clyfton Close, Broxbourne

£250,000

Havilands

the advantage of experience



- **\*\*Investment Opportunity\*\***
- Two Bedroom, First Floor Apartment being Sold with Tenants In Situ
- Currently Achieving £1,200 Per Month in Rent
- In Catchment for Outstanding Schools including Broxbourne CofE Primary and Broxbourne Secondary School
- Ease of Access for the A10 and just 1.1 miles to Broxbourne Station
- On the Doorstep of River Lee Country Park and a Short Drive to Brookfield Farm Shopping Centre
- Dual Aspect Living Room
- 954 Years Remaining on the Lease



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**\*\*Investment Opportunity\*\*** Sold with tenant in situ  
Havilands are delighted to present for sale this TWO BEDROOM, FIRST FLOOR APARTMENT being sold with tenants in situ. With stairs to first floor, the property is comprised of a bright and spacious, dual aspect living room, separate modern kitchen, two double bedrooms, family bathroom and ample storage. Communal gardens and parking available. Currently achieving £1,000 in rent per month. Ideally located within catchment for several OUTSTANDING schools including Broxbourne CofE Primary and Broxbourne Secondary School. Excellent transport links with ease of access to the A10 and just 1.1 miles to Broxbourne Station. The property also benefits from being a stones throw from River Lee Country Park and a short drive to Brookfield Farm Shopping Centre and amenities. Viewing highly recommended.

Tenure: Leasehold 954 Years Remaining

Service Charge: £1751 PA

Ground Rent: £90 PA

Local Authority: Broxbourne

Council Tax Band: C (2023/24 £1,862.22)

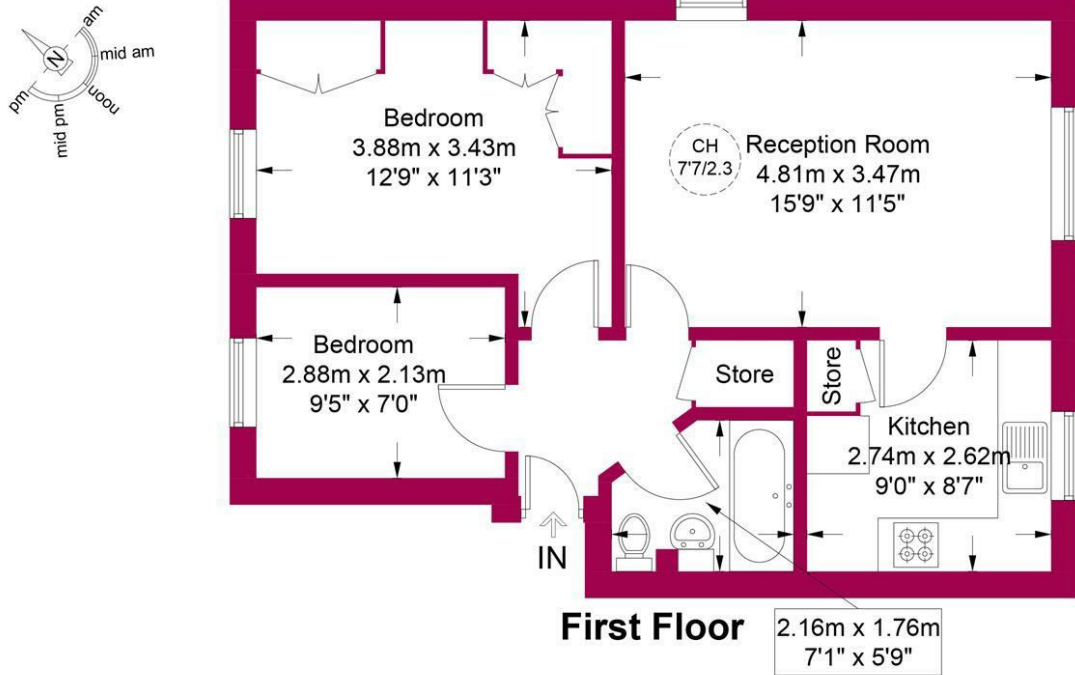
EPC Rating: Currently 64D Potentially 75C

Current Rent Achieved: £1200 Per Month

For more images of this property please visit [havilands.co.uk](https://www.havilands.co.uk)

**Clyfton Close, EN10**

**Approximate Gross Internal Area = 555 sq ft / 51.6 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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