



**THE  
PROBATE  
PROPERTY  
SHOP.COM**

WHERE PROBATE PROPERTY SELLS



## **Macers Court, Broxbourne**

**FOR SALE BY AUCTION:** A spacious two-storey maisonette with considerable potential, in a quiet location, close to good schools and transport links. No Chain.

**£120,000**

01992 **87 85 80**

## Overall Description

This maisonette sits on the first and second floors of this 1980's development in the centre of Wormley, now a part of Broxbourne town. The apartment is in need of complete modernisation including upgrading the electrics, replacing the gas-fired warm-air central-heating system, new kitchen, new bathroom, new flooring and complete re-decoration. However, it has plenty to offer buyers as the rooms are a good size, the location is quiet with no passing traffic and there are pleasant views to front and rear across the courtyard gardens and from the balcony in the master bedroom. All of the apartments in the block have recently had new rooves fitted. The property is being sold by auction with our auction partners, Network Auctions (see details below) and with no onward chain. We have Open House booked from 10am to 11am on Saturday 7th and 21st March so please call to book a time slot.

## Auction Details

The property is being sold by online auction on Thursday 26th March with a Guide Price of £120,000. To register for the auction and access the legal pack, please go to the Network Auctions web site ([www.networkauctions.co.uk](http://www.networkauctions.co.uk)), click on the "catalogues" button and then select the March 26th auction. The seller is recovering a contribution of 1% plus VAT towards their auction costs from the successful buyer (see legal pack special conditions). The auctioneers charge the successful bidder a buyer's administration fee of £1,750 plus VAT. THE PROPERTY IS NOT AVAILABLE TO PURCHASE BEFORE THE AUCTION.

## Location

The property sits in a quiet, tucked away residential location in Wormley, originally a village and now part of the popular Hertfordshire town of Broxbourne. Broxbourne Railway Station is around a 15-20 minute walk away (Liverpool Street in 28 minutes) and the A10 gives easy access to the M25. There are excellent schools locally including the well-regarded Broxbourne School and both the Broxbourne and Wormley Primary Schools. There are shops, pubs and restaurants and other amenities in both Wormley and Broxbourne. There are excellent sporting facilities close by including the Wormley Playing Fields, Broxbourne Sports Club (tennis, squash, hockey, cricket, running) and the Broxbourne Sailing and Rowing Clubs. There are plenty of other family friendly activities close by including the Lea Valley White Water Centre (a 20 minute drive away) and Broxbourne Woods (Hertfordshire's only National Nature Reserve and a great place to go walking or cycling) which is just the other side of the A10.

## Accommodation

From the courtyard a glazed door with intercom leads into the communal hallway. Stairs lead up to the walkway where the glazed front door leads into the:

### Entrance Hall 14'6 x 7'4 (4.42m x 2.24m)

Stairs to first floor with under-stairs cupboard housing the electric fuse board. Intercom for communal door downstairs.

### Sitting/Dining Room 14'10 x 12'7 (4.52m x 3.84m)

Window to rear overlooking the courtyard. TV aerial point. Telephone point.

### Kitchen 12'2 widest x 8'9 (3.71m widest x 2.67m)

Window to front. Kitchen units with roll-top work surfaces and a stainless steel sink. Space for electric oven. Space and plumbing for washing-machine. Larder. Cupboard housing gas-fired warm-air central heating boiler.

### First Floor 11'5 x 5'10 (3.48m x 1.78m)

From the hall stairs lead up to the landing. Airing cupboard with lagged hot-water cylinder and separate cold water tank. Storage cupboard. Loft hatch (all of the flats in the block have recently had a new roof).

### Bedroom One 14'10 x 14' (4.52m x 4.27m)

Window to rear. Glazed door to:

### Balcony 5'4 x 3'2 (1.63m x 0.97m)

Safety glass balustrade.

---

**Bedroom Two 12'5 x 8'9 (3.78m x 2.67m)**

Window to front. Fitted double wardrobe.

**Shower Room 6'6 x 6'1 (1.98m x 1.85m)**

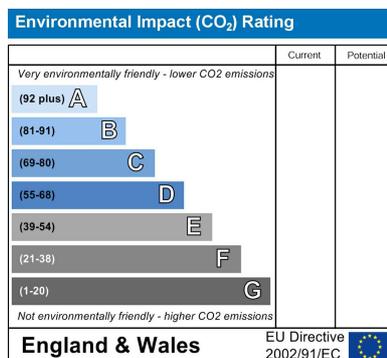
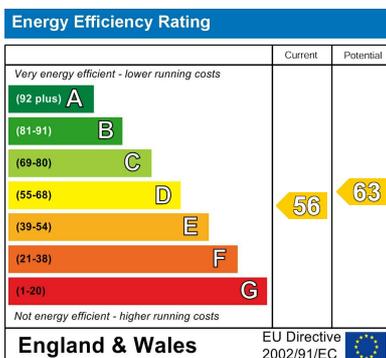
Frosted window to front. Shower cubicle. Low-level WC. Wash-hand basin.

**Outside**

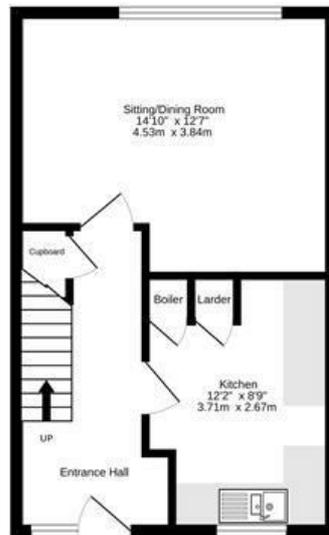
The apartment has use of the communal garden courtyard areas to the front and rear. There is on-street parking a few minutes walk away.

**Services and Other Information**

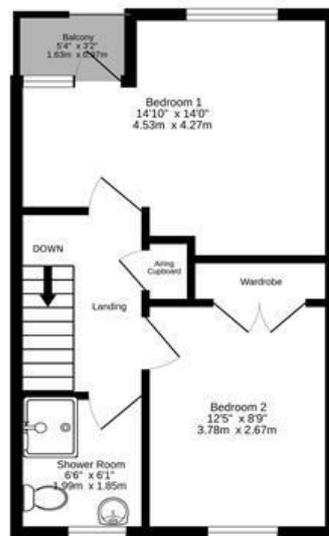
Mains water, drainage, gas and electricity. Gas-fired warm-air central-heating system. Double-glazed Upvc windows. Council Tax Band: C. TV aerial and telephone points. Leasehold: 125 years from 24th June 1984 (c.84 years remaining). Service Charge: c. £959.04 per annum. Ground Rent: £10 per annum.



Ground Floor  
367 sq.ft. (34.1 sq.m.) approx.



1st Floor  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

