

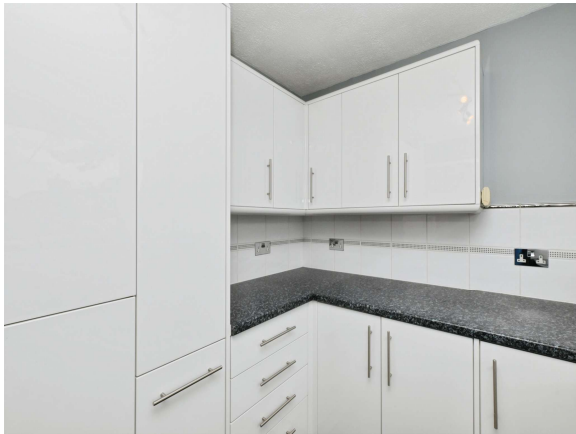


**The Precinct, Broxbourne EN10 7HY**

**welcome to**

**The Precinct, Broxbourne**

William H Brown are delighted to bring to the market this lovely chain free, split level two bedroom, two bathroom maisonette situated in the heart of Broxbourne. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Includes a new fully operational burglar alarm.

**Shower Room**

Double glazed window to front aspect, tiled floor, tiled walls, chrome heated radiator, shower cubicle, wash hand basin, vanity unit cupboards together with a further full size cupboard, water metre is within a cupboard.

**Lounge**

13' 7" max x 10' 8" max ( 4.14m max x 3.25m max )  
Balcony to front aspect, double glazed window to front aspect, laminate floor, full height curtains, window blind, large storage unit beneath the stairs, a further cupboard housing the electric metre, radiator.

**Kitchen**

8' 1" x 7' 10" ( 2.46m x 2.39m )  
Double glazed window to front aspect, a range of wall and base units with complimenting worktops, tiled flooring, integrated oven, a Samsung washing machine, integrated fridge freezer.

**Landing**

storage cupboard, includes fitted carpet.

**Bedroom 1**

13' 3" max x 10' 6" max ( 4.04m max x 3.20m max )  
Double glazed window to front aspect, storage cupboard, radiator, full height curtains, fitted carpet.

**Bedroom 2**

10' 1" x 8' 2" ( 3.07m x 2.49m )  
Double glazed window to front aspect, radiator, laminate floor, wardrobe.

**Bathroom**

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



***view this property online*** [williamhbrown.co.uk/Property/BRX109292](http://williamhbrown.co.uk/Property/BRX109292)



welcome to

## The Precinct, Broxbourne

- Chain free
- Two bedrooms
- Split level maisonette
- Garage
- Central Broxbourne location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1280.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 174 years from 25 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BRX109292](http://williamhbrown.co.uk/Property/BRX109292)



Property Ref:  
BRX109292 - 0007

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.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)