



**Buryholme, Broxbourne EN10 6PE**

**welcome to**

## **Buryholme, Broxbourne**

William H Brown are delighted to bring to the market this lovely CHAIN FREE two bedroom ground floor apartment situated in a popular residential location of Broxbourne.

### **Accommodation Comprises Of: Entrance Hall**

Storage cupboard, laminate floor.

### **Lounge**

16' 3" x 10' 1" ( 4.95m x 3.07m )

Double glazed window to front aspect, electric heater, laminate floor.

### **Kitchen**

11' 2" x 6' 5" ( 3.40m x 1.96m )

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, electric hob, extractor fan, integrated double oven, laminate floor, sink unit, integrated washing machine.

### **Bedroom 1**

12' 2" x 9' 7" ( 3.71m x 2.92m )

Double glazed window to front aspect, laminate floor, fitted wardrobes, electric heater.

### **Bedroom 2**

10' 8" Max x 6' 10" Max ( 3.25m Max x 2.08m Max )

Double glazed window to rear aspect, laminate floor, electric heater.

### **Bathroom**

Double glazed window to side aspect, storage cupboard, wc, wash hand basin, paneled bath, part tiled walls.

### **Exterior**

Garage en bloc.





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## Buryholme, Broxbourne

- Chain free
- Two bedrooms
- Stunning decor throughout
- Popular location
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1560.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jul 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£265,000**



Total floor area 52.7 m<sup>2</sup> (567 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](http://www.focalagent.com)

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Property Ref:  
BRX109457 - 0003

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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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