



Vancouver Road, Broxbourne EN10 6FF

welcome to

Vancouver Road, Broxbourne

WILLIAM H BROWN are delighted to bring to the market this lovely, chain free, one bedroom first floor apartment situated in a popular residential location.

Accommodation Comprises Of: Entrance Hall

Laminate floor, two storage cupboards.

Lounge

17' 2" x 14' 5" (5.23m x 4.39m)

Two double glazed windows to front aspect, laminate floor, storage cupboard.

Kitchen

9' 1" x 6' 11" (2.77m x 2.11m)

Double glazed window to front aspect, laminate floor, part tiled walls, integrated oven, space for fridge freezer.

Bedroom 1

12' 5" x 9' 1" (3.78m x 2.77m)

Double glazed window to front aspect, storage cupboard, built in wardrobe.

Bathroom

wc, wash hand basin, vinyl flooring, paneled bath.

Exterior

Allocated parking.





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Vancouver Road, Broxbourne

- Lovely Condition
- One double bedroom
- Allocated parking
- Popular location
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Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 936.36

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 08 Apr 2004.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000



Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 46.7 sq. metres (502.2 sq. feet)

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Property Ref:
BRX109620 - 0002

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



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk