



**Vancouver Road
Broxbourne**



**£269,950
Leasehold**

Beautifully presented and offered chain free, this modern two-bedroom second-floor apartment is situated within a popular development, conveniently located for Brookfield Farm Shopping Centre.

The property has a stylish contemporary feel throughout and features a spacious reception hallway with useful storage cupboards, a bright living/dining room with Juliet balcony and a stunning refitted kitchen.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room, together with a separate family bathroom.

Further benefits include a security entrance system and allocated parking. An ideal first-time purchase, investment or option for those looking to downsize.

- **Beautifully Presented Two Bedroom Second Floor Apartment**
 - **Offered Chain Free**
 - **Stylish Contemporary Interior Throughout**
 - **Spacious Living/Dining Room with Juliet Balcony**
 - **Stunning Refitted Modern Kitchen**
 - **Principal Bedroom with Built-In Wardrobes**
 - **En-Suite Shower Room**
 - **Family Bathroom**
 - **Security Entrance System**
 - **Allocated Parking & Convenient for Brookfield Farm Shopping Centre**

Entrance

Hardwood entrance door to the:-

Hallway

Wall mounted consumer units. Coving to ceiling. Laminate wooden flooring. Storage heater with decorative cover. Two built in storage cupboards, one housing the immersion cylinder. Airing cupboard with shelving. Doors to:-

Bedroom 1

Double glazed windows to the front. Convector heater with decorative cover. Built in fitted wardrobes. Door to:-

En-Suite Shower Room

Tile enclosed shower cubicle with mixer valve and hand attachment. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Part tiled walls. Vinyl flooring. Inset spotlights. Electric wall heater. Extractor fan.

Bedroom 2

Double glazed window to the front. Convector heater with decorative cover.

Bathroom

Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Panel bath with mixer tap. Part tiled walls. Shaver socket. Wall heater fan. Extractor fan. Inset spotlights to the ceiling. Laminate wooden flooring.

Living/Dining Room

Double glazed windows and French doors to the Juliet balcony. Double glazed window to the front. Storage heater with decorative cover. Wall mounted telephone security entrance phone. Laminate wooden flooring. Open planned to the:-

Kitchen

Luxury fitted kitchen with double glazed window to the side. Wood effect worktops over with matching splash backs. Wall and base fitted units in matt white handleless design. Inset sink with mixer tap and drainer. Integrated dishwasher. Plumbing and space for washing machine and tall fridge freezer. Built in oven. Four ring ceramic hob with splash back and extractor fan over. Laminate wooden flooring. Inset spotlights.

Allocated Space

Dedicated Allocated parking space exclusively for this flat, communal visitor parking spaces via permit scheme

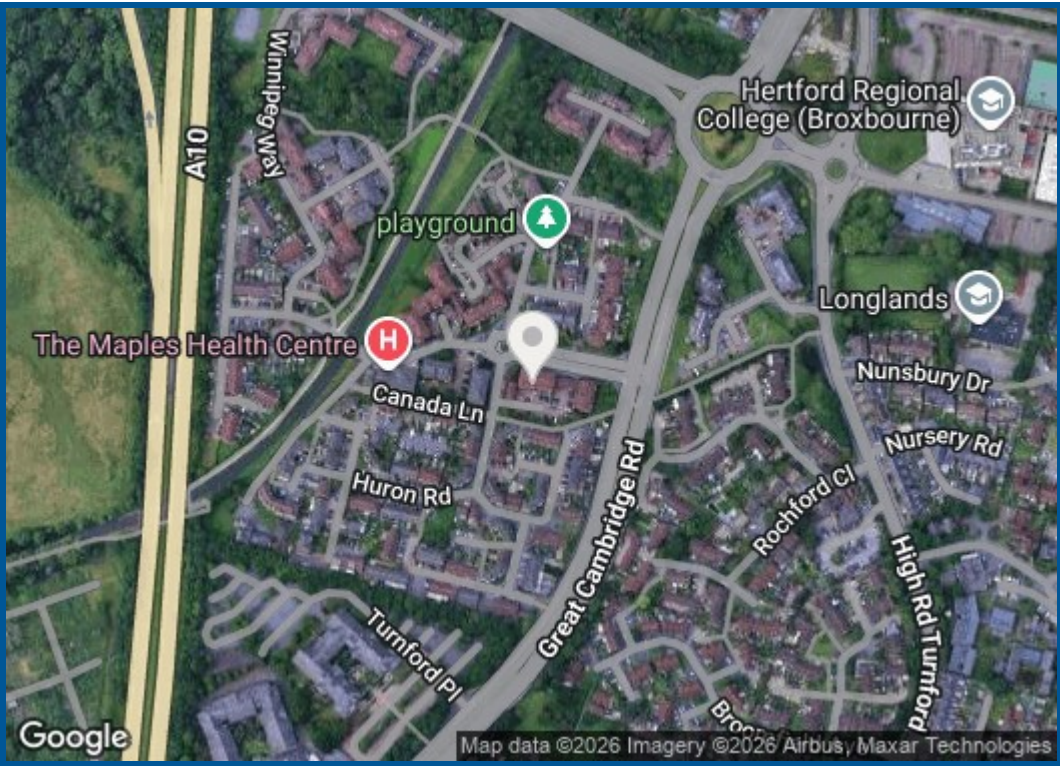
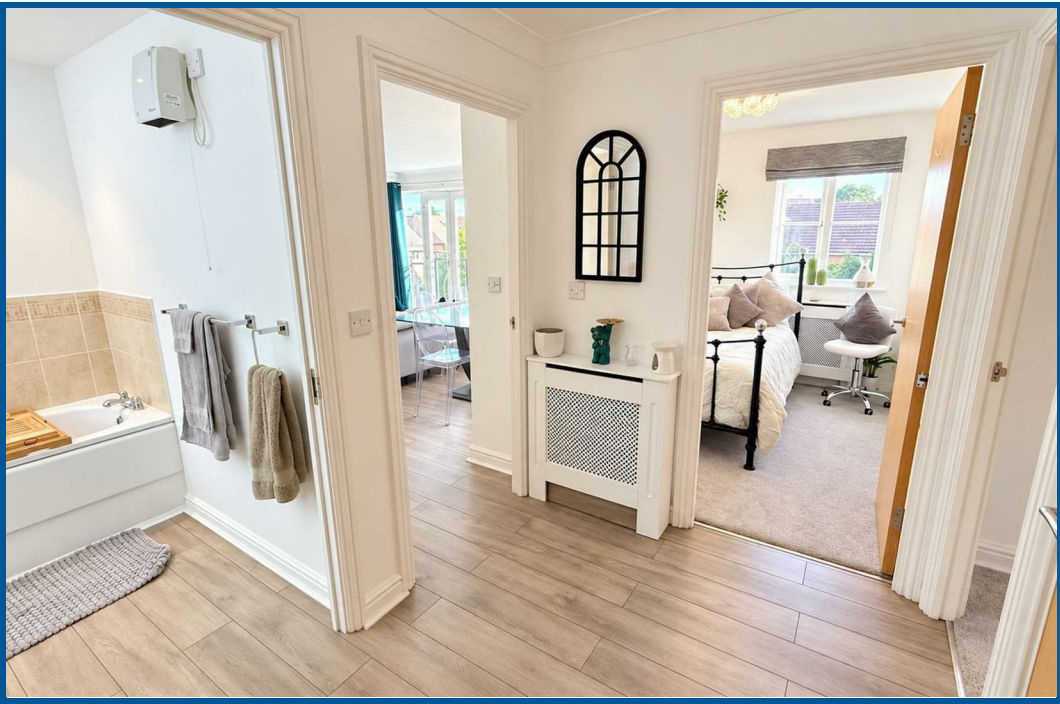
Lease information

Lease 125 Years from 1st March 2003
Ground Rent £125 per annum
Maintenance Charge Approx. £147 PCM

Whilst every effort has been made to ensure the accuracy of these particulars, all measurements are approximate and for guidance only. Photographs may have been digitally enhanced, edited, or AI-assisted for presentation purposes. Buyers are advised to satisfy themselves by inspection and independent verification.

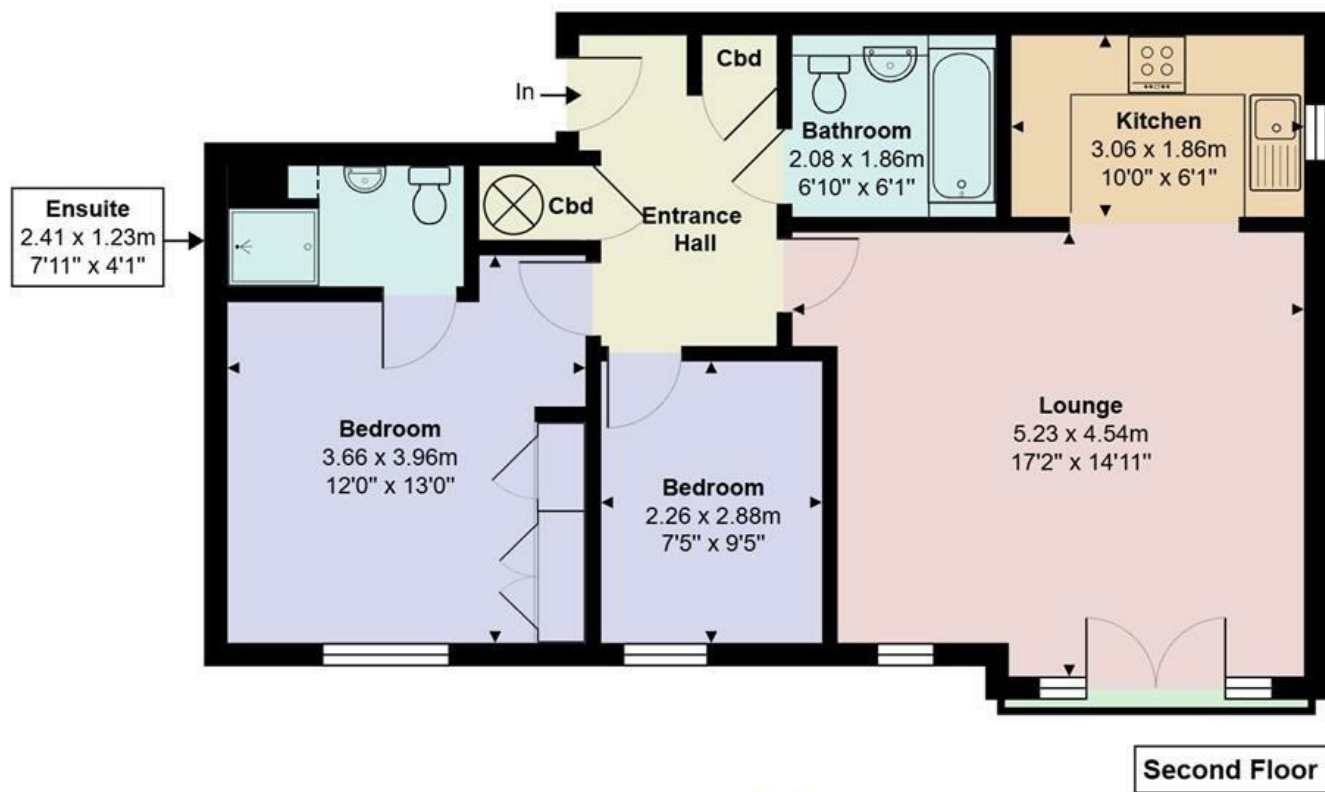






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Vancouver Road, Turnford, EN10 6FB

Total Area: 64.6 m² ... 695 ft²

All measurements are approximate and for display purposes only