

Shepherds
Property Sales & Lettings

Berners Way I Broxbourne I EN10 6NP I £164,500

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Council: Broxbourne Council Tax Band: B

Nestled in the desirable area of Berners Way, Broxbourne, this charming flat offers a perfect blend of comfort and convenience. Built in 1975, the property spans a modest yet functional 360 square feet, making it an ideal choice for professionals or first-time buyers. The property is also chain free and is ideal for anyone wanting to put heir stamp on a property.
Upon entering through the secure communal entrance, you are welcomed into a bright and inviting lounge area. This space is perfect for entertaining guests or simply relaxing after a busy day. The flat features one bedroom, which provides storage.
The property boasts electric ceiling heating, ensuring warmth and comfort throughout the colder months with the added benefit of UPVC double glazing. Additionally, the first-floor location offers easy access while maintaining a sense of privacy. For those with vehicles, the flat includes parking for two vehicles, with communal parking, a garage and on street parking, providing ample space for residents and guests alike.
Conveniently situated, this flat is within easy reach of local amenities and transport links, making daily commutes and errands a breeze. The well-maintained environment adds to the appeal, offering a secure and pleasant living experience.
In summary, this flat on Berners Way is a delightful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming property your own.

The property will be sold with the benefit of a lease extension (over 100 years) Maintenance charge £1200 per annum Ground Rent £100 per annum. Mains water sewage and electric connected . No Gas

- First Floor Flat
- 1 Bedroom
- 1 Reception Room
- 1 Kitchen
- En-Suite Bathroom
- Electric Ceiling Heating
- UPVC double Glazing
- Chain Free
- Extended Lease on Completion











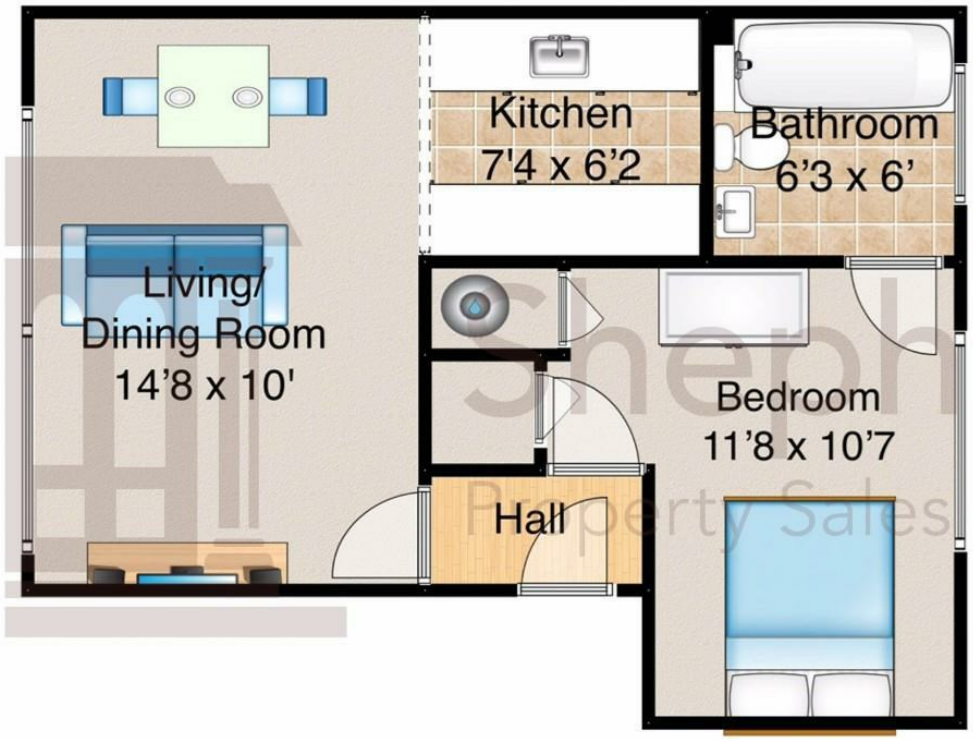




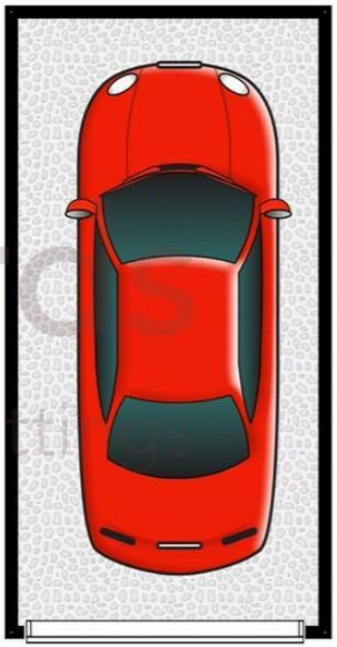


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

Berners Way Broxbourne



Garage 15'10 x 7'10



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

Rooms:

Communal Entry Door

Communal Stairs to First Floor

Entrance Door

Entrance Hall

Living/ Dining Room
14'8 x 10' (4.47m x 3.05m)

Kitchen
7'4 x 6'2 (2.24m x 1.88m)

Bedroom
11'8 x 10'7 max (3.56m x 3.23m max)

En-Suite Bathroom

Exterior

Communal Frant Garden

Communal Parking

Garage
15'10 x 7'10 (4.83m x 2.39m)

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The Property Ombudsman

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