

Shepherds
Property Sales & Lettings

Buryholme I Broxbourne I EN10 6PE I £235,000




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We are delighted to present this charming two-bedroom top floor apartment located in the sought-after area of Buryholme, Broxbourne. Built in 1974, this purpose-built flat has been tastefully refurbished to create a modern and inviting living space. Spanning approximately 495 square feet, the apartment features a spacious open plan living room and kitchen area, perfect for both relaxation and entertaining.

The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The family modern shower room is conveniently located, ensuring practicality for everyday use. Additionally, the apartment benefits from a Mega flow pressurised boiler, offering efficient hot water on an economy 7 system.

Residents will appreciate the availability of casual parking, along with a garage en bloc, providing extra storage or parking options. The location is ideal, with local schools, transport links, and essential amenities just a short distance away, making it perfect for families and commuters alike.

This delightful apartment is a rare find in a popular residential area, and we highly recommend an early internal viewing to fully appreciate all it has to offer. Don't miss the opportunity to make this lovely flat your new home. There is a communal garden to sit out in.

The property has a 187 year lease from 1974 (137 years remaining) Maintenance charge of £1680 per year and a ground rent of £25 per year. The property has mains electric, water and sewage.

- 2 Bedroom Top Floor Appartment
- Modern Kitchen
- Bright & Spacious Living Room
- Electric Heating
- Modern Shower Room
- Pressurized Hot Water Tank
- 137 Year Lease
- Garage
- Communal Garden





Communal Security Door

Stairs to Second Floor

Entrance Door

Entrance Hall
10'11 x 5'10

Living Room
15'6 x 12'3

Modern Kitchen
8'4 x 7'7

Bedroom One
14'4 x 10'4

Modern Shower Room
7'4 x 6'11

Bedroom Two
8'4 x 6'11

Exterior

Meter Cd

Communal Garden

Communal Drying Area

Garage

Casual Parking











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.

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Tenure :	**Leasehold**
Council:	**Broxbourne Borough Council**
Tax Band:	**C**


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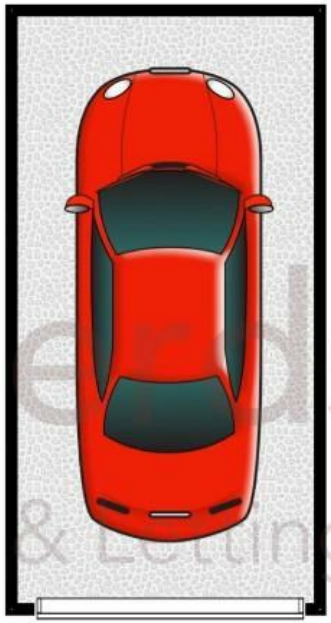

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Buryholme, Wormley, Broxbourne





Garage

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