



**Rowan Drive, Broxbourne EN10 6HJ**

**welcome to**

## **Rowan Drive, Broxbourne**

William H Brown are pleased to bring to market this chain free top floor two bedroom apartment situated in a popular residential location. An early internal viewing is highly recommended.

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

Phone entry system, radiator, laminate floor.

### **Kitchen / Lounge**

25' 10" max x 10' 10" max ( 7.87m max x 3.30m max )  
Double glazed window to rear aspect, double glazed window to front aspect, laminate floor, a range of wall and base unit with complimenting worktops, sink unit, radiator, integrated oven, induction hob, plumbing for washing machine, extractor fan, space for fridge freezer.

### **Bedroom 1**

13' 1" x 6' 8" ( 3.99m x 2.03m )  
Double glazed window to front aspect, radiator, laminate floor.

### **Bedroom 2**

8' 10" x 6' 11" ( 2.69m x 2.11m )  
Double glazed window to rear aspect, radiator, laminate floor.

### **Bathroom**

Paneled bath, wash hand basin, chrome heated radiator, wc, tiled floor, part tiled walls, storage cupboard.

### **Exterior**

Residents parking







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## Rowan Drive, Broxbourne

- Chain free
- Two bedrooms
- Top floor
- Popular location
- Living room/kitchen

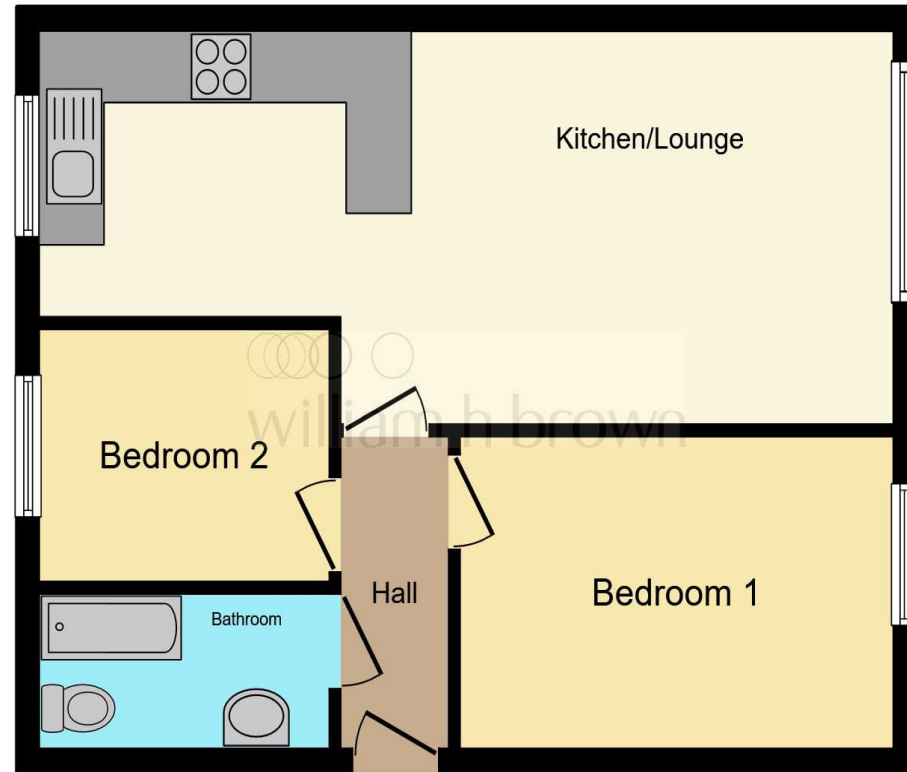
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1320.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£225,000**



Total floor area 47.4 m<sup>2</sup> (511 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:  
BRX109037 - 0008

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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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