



# The Cedars, Broxbourne EN10 6FX

## Offers In The Region Of £270,000

Council: Broxbourne Borough Council | Council Tax Band: C | Flat on Floor | Leasehold  
Lease Remaining: 111 | Service Charge: £1,980 | Ground Rent: £250



**TARGET**  
RESIDENTIAL SALES & LETTINGS



Welcome to this attractive two-bedroom flat set within the highly desirable Cedars development in Broxbourne. Offering modern, affordable living in a peaceful and well-maintained environment, this well-presented home is ideal for individuals, couples, or small families seeking comfort, convenience, and a strong sense of community, all framed by beautifully mature communal gardens.

The property spans approximately 684 square feet and is thoughtfully arranged to maximise space, functionality, and natural light throughout. A spacious reception room provides a warm and welcoming setting, perfectly suited for relaxing after a long day or entertaining friends and family. The two generously proportioned bedrooms offer ample room for rest, storage, and personal furnishings, while the inclusion of two bathrooms adds a valuable level of comfort and practicality for everyday living, busy mornings, and visiting guests.

This flat represents an excellent opportunity to secure a home in a calm yet well-connected neighbourhood. Its contemporary layout, neutral décor, and well-balanced accommodation will appeal to a wide range of buyers or renters looking for a move-in-ready property with long-term appeal.

The Cedars is renowned for its picturesque surroundings and friendly community atmosphere. Residents benefit from close proximity to Cedars Park, which features historic landmarks, a nature centre, landscaped gardens, and children's play areas. The nearby Lee Valley White Water Centre offers exciting outdoor and water-based activities, while Royal Gunpowder Mills and Capel Manor Gardens provide rich cultural and horticultural experiences. Additional leisure options, including museums, parks, restaurants, and go-karting, are easily accessible in Broxbourne and the neighbouring town of Ware.

This charming flat successfully combines tranquillity, accessibility, and lifestyle appeal—making it a wonderful place to call home.





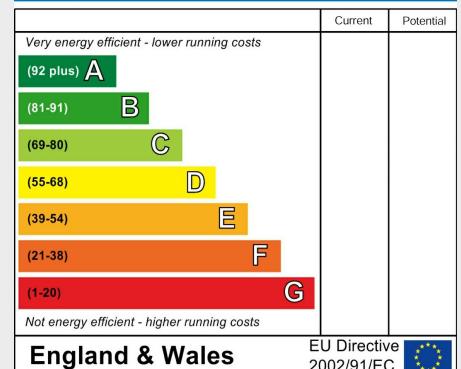
Total area: approx. 63.6 sq. metres (684.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misdescription can be given. Measurements and apertures shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp...  
1 The Cedars



#### Energy Efficiency Rating



#### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further info if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

#### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

#### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

#### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

#### Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

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