



**Juniper Close, Broxbourne EN10 6HR**

**welcome to**

## **Juniper Close, Broxbourne**

William H Brown are delighted to bring to the market this spacious three bedroom top floor apartment situated in a popular residential location. An early internal viewing is highly recommended.

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Tiled floor, phone entry system.

#### **Lounge**

16' 1" x 10' 9" ( 4.90m x 3.28m )

Double glazed window to front aspect, laminate floor, radiator.

#### **Kitchen**

10' 9" x 7' 10" ( 3.28m x 2.39m )

Double glazed window to rear aspect, tiled floor, plumbing for washing machine, a range of wall and base units with complimenting quartz worktops and quartz splash back, integrated fridge freezer, integrated oven.

#### **Bedroom 1**

12' 6" x 8' 7" ( 3.81m x 2.62m )

Double glazed window to side aspect, laminate floor, radiator.

#### **Bedroom 2**

12' 7" x 6' 6" ( 3.84m x 1.98m )

Double glazed window to side aspect, laminate floor, radiator.

#### **Bedroom 3**

7' 6" x 7' ( 2.29m x 2.13m )

Double glazed window to rear aspect, laminate floor, radiator.

#### **Bathroom**

Tiled floor, tiled walls, paneled bath, wc, wash hand basin.

#### **Exterior**

Communal parking,

### **Agents Notes:**

The service charge of £1350, includes ground rent.





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- Three bedrooms
- Modern family bathroom
- Popular location
- Living room
- Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1350.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£255,000**



Total floor area 59.3 m<sup>2</sup> (639 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:  
BRX109175 - 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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