



Richmond Court High Road, Broxbourne EN10 7BN

welcome to

Richmond Court High Road, Broxbourne

William H Brown are pleased to bring to the market this lovely chain free two bedroom retirement property, situated in a very popular community led development in the heart of Broxbourne.

Accommodation Comprises Of: Entrance Hall

Two storage cupboards, access to the loft.

Lounge/Kitchen

17' 6" x 12' 7" (5.33m x 3.84m)

Two double glazed windows to front aspect, laminate floor, storage heater.

Kitchen

A range of wall and base units with complimenting worktops, space for cooker, plumbing for washing machine, space for fridge freezer.

Bedroom 1

12' x 8' 1" (3.66m x 2.46m)

Double glazed window to rear aspect, storage radiator, fitted wardrobe.

Bedroom 2

9' 2" x 6' 9" (2.79m x 2.06m)

Double glazed window to front aspect, fitted wardrobe, laminate floor.

Bathroom

wc, wash hand basin, tiled walls, corner shower cubicle, vinyl flooring.

Exterior

Allocated parking, communal gardens.





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Richmond Court High Road, Broxbourne

- Chain free
- Two bedrooms
- Allocated parking
- Open plan kitchen diner
- Over 55's

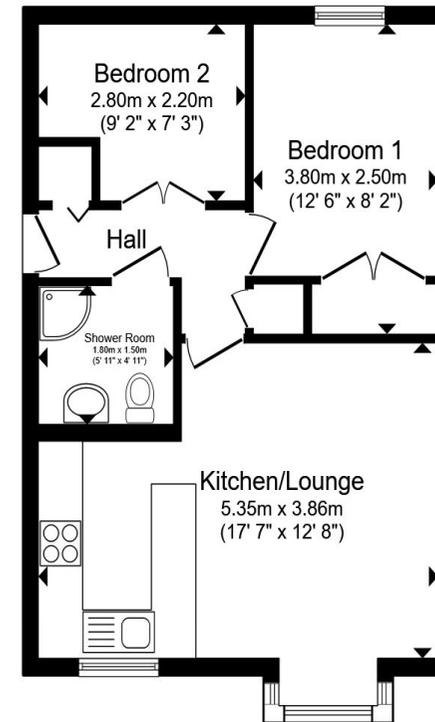
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1812.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Floor Plan

Total floor area 42.7 m² (459 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.propertybox.io



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Property Ref:
BRX109668 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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