

Property image

**99Home Ltd.**

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2 bed Flat in Broxbourne

£215,000

Property image

## **SHORT DESCRIPTION**

Property Ref: 10676 CHAIN FREE; AVAILABLE NOW!! Exceptionally spacious and beautifully presented modern 2 bedroom top floor apartment: The property boasts - double glazing, - spacious living accommodation - attractive kitchen complete with white goods, - attractive tiled bathroom,. - well tendered communal grounds and residential parking; - security entry phone system The property is at convenient proximity to Broxbourne rail (1.0m) with frequent service to London Liverpool street (30 mins journey ) and Westfields Startford (30 mins journey) and to Brookfields Shopping Centre and the A10 (1.7m) Within 5 min walking distance to Lee Valley Regional Park Property description Communal entrance door to Communal Hallway with stairs to all floors. Entrance door to:- hallway: Built in storage cupboard housing fuse box. Laminate wood floor. Covering to ceiling. Doors to: Living room: 16'2 x 10'2. Double glazed window to front. Coving to ceiling. Kitchen: 11'2 x 6'4. Double glazed window to front. White gloss wall and base fitted units with black gloss roll edge work surfaces over incorporating a round stainless steel sink and drainer unit with mixer tap. Tiled splash backs. Built-in electric oven with ceramic hob and extractor fan over. Integrated washing machine and dishwasher. Space for tall fridge freezer. Laminate wood flooring. Bedroom 1: 11'10 x 11'1. Double glazed window to rear. Coving to ceiling. bedroom 2: 11'1 max x 6'10. Double glazed window to rear. Coving to ceiling Bathroom: Double glazed window to side. Chrome ladder towel radiator. White suite comprising;- Low flush wc inset into vanity unit, semi countered wash hand basin with storage cupboard below, panel bath with display lights inset into panel. Mixer tap and electric shower over bath. Part tiled walls. Laminate wood floor. Built in deep storage cupboard. Exterior garage en bloc communal parking communal gardens Lease - 54 years. Ground Rent- £25 per annum. Service Charge- 115 per calendar month.....

2

**Bed Room(s)**

1

**Bath Room(s)**

1

**Living Room(s)**

## **FLOOR PLAN**

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Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows  
where applicable.

Floor Plan

## **EPC GRAPH**

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EPC

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