

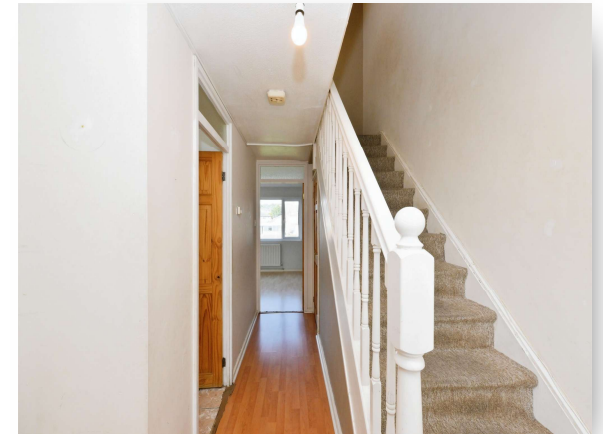


**Macers Court, Broxbourne EN10 6EB**

**welcome to**

**Macers Court, Broxbourne**

William H Brown are pleased to bring to the market this spacious, chain free, two bedroom split level maisonette situated in a popular residential location. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Laminate floor, radiator.

**Lounge**

14' 9" max x 12' 7" max ( 4.50m max x 3.84m max )  
Double glazed window to front aspect, laminate floor, radiator.

**Kitchen**

12' max x 8' 6" max ( 3.66m max x 2.59m max )  
Double glazed window to front aspect, tiled floor, a range of wall and base units with complimenting worktops, two storage cupboards, sink unit, space for oven, plumbing for washing machine.

**Landing**

Access to the loft, two storage cupboards.

**Bedroom 1**

14' 10" max x 14' max ( 4.52m max x 4.27m max )  
Double glazed window to rear aspect, laminate floor, radiator, double glazed door to balcony aspect.

**Bedroom 2**

14' 7" max x 8' 10" max ( 4.45m max x 2.69m max )  
Double glazed window to front aspect, laminate floor, radiator, fitted wardrobe.

**Bathroom**

Double glazed window to front aspect, laminate floor, paneled bath, wc, radiator, wash hand basin.

**Exterior**

Communal parking.



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welcome to

## Macers Court, Broxbourne

- Chain free
- Split level
- Two double bedrooms
- Living room
- Nice views

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 911.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 215 years from 24 Jun 1982. 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

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109038 - 0007

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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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