



Hadleigh Court High Road, Broxbourne EN10 6PS

welcome to

Hadleigh Court High Road, Broxbourne

William H Brown are please to bring to the market this lovely and spacious chain free two bedroom ground floor apartment to the market situated in prime central Broxbourne location. An internal viewing is a essential.



Accommodation Comprises Of:

Lounge

15' 5" x 13' 8" (4.70m x 4.17m)

Door to balcony, laminate floor, electric radiator.

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m)

Double glazed window to front aspect, a range of wall and base units with complimenting worktops, integrated oven, space for fridge freezer, tiled floor, part tiled walls, storage cupboard.

Bedroom 1

13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to rear aspect, electric radiator.

Bedroom 2

8' 7" x 8' 7" (2.62m x 2.62m)

Double glazed window to rear aspect, electric radiator.

Bathroom

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

Exterior

Front Garden

To the front of the property is allocated parking.

Rear Garden

To the rear of the property is a balcony.



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Hadleigh Court High Road, Broxbourne

- Ground floor two bedroom flat
- Share of freehold
- Allocated Parking
- Good condition
- Central Broxbourne

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 23 Nov 1998. 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

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109748 - 0006

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.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk