



Shepherds

Property Sales & Lettings

Yukon Road | Broxbourne | EN10 6FN | £275,000





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Shepherds are pleased to market this beautifully presented two-bedroom, two-bathroom apartment perfectly suited for modern living and situated within a convenient and picturesque location. The property has undergone extensive cosmetic updates, including stylish refurbishments to both bathrooms and a contemporary upgrade to the kitchen, creating a sleek and welcoming interior throughout. Bedroom one benefits from its own private en suite, while a spacious lounge/diner provides versatile and comfortable living space. Outside, residents enjoy access to well-kept communal gardens, a children's playground, and scenic river walks. The apartment also includes an allocated parking space for added convenience. The property is ideally located close to a range of amenities, including the popular Brookfield Farm Shopping Centre, excellent transport links, and reputable local schools.

Lease remaining : 103 Years Renaming
Ground Rent : £125
Service Charge : £1,992 per year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected
Mains Water, Sewage & Electricity.
Gas Not Connected

- Two Double Bedrooms
 - Spacious Lounge/Diner
 - Scenic Riverside Walks Nearby
- Stylish Main Bathroom & En Suite
 - Allocated Parking Space
 - Close To Shops, Schools & Transport
- Modern Upgraded Kitchen
 - Communal Gardens & Playground
 - Call Shepherds Today To View!



Communal Door	En Suite
Communal Entrance	Bedroom Two
First Floor	8'2 x 9'
Front Door	Bathroom
Entrance Hall	6'5 x 5'11
Lounge Diner	Outside
14'3 x 11'3	Allocated Parking Space
Kitchen	Communal Gardens
9'4 x 5'11	
Bedroom One	
12'9 x 9'4	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

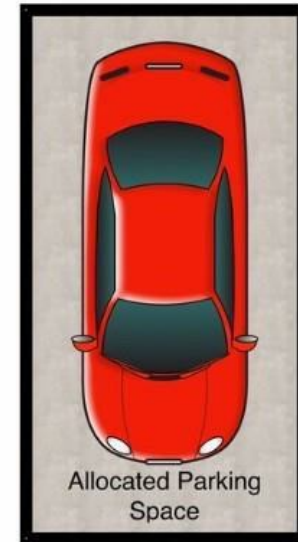


Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C





Yukon Road, Broxbourne, Hertfordshire



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

