



Shepherds  
Property Sales & Lettings



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High Road | Broxbourne | EN10 6PS | £255,000



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# High Road | Broxbourne | EN10 6PS

Nestled in the heart of Broxbourne, this delightful two-bedroom flat offers a perfect blend of comfort and convenience. Spanning an impressive 592 square feet, this purpose-built apartment, constructed in the 1960s, is now available for those seeking a charming residence in a prime location.

Upon entering, you will find a spacious reception room that serves as an inviting space for relaxation and entertainment. The flat boasts two well-proportioned bedrooms, ideal for a small family or professionals seeking extra space. The modern kitchen is designed for practicality, making meal preparation a pleasure, while the family bathroom provides essential amenities.

One of the standout features of this property is the lovely balcony, where you can enjoy a breath of fresh air and take in the surrounding views. Additionally, the flat comes with allocated parking for one vehicle, ensuring convenience for residents.

Situated close to local schools, including the esteemed Broxbourne School, and just a short distance from Broxbourne train station, this property is perfectly positioned for those who commute or wish to enjoy the local amenities. Broxbourne station to Liverpool Street is approx 25mins at peak times

This flat is sold with a share of the freehold, adding to its appeal for potential buyers. An internal viewing is highly recommended to fully appreciate the charm and potential of this lovely apartment. Don't miss the opportunity to make this wonderful property your new home.

There is a 999 year lease on the property which was granted in 1998 (971 remaining) and has no ground rent charge and a maintenance charge of £1620 per

- Top Floor Flat
- Large Living Room
- Bathroom
- Communal Gardens
- 2 Bedrooms
- Balcony
- Long Lease
- Gas Central Heating
- Kitchen
- Parking Space



Communal Stairway

Etrance Door

Living Room

14'9 x 13'7

Balcony

10'10 x 3'10

Inner Hallway

Kitchen

9'11 x 8'11

Bedroom One

12'11 x 9'6

Bedroom Two

9' x 8'9

Bathroom

6'4 x 5'7

Exterior

Bin Store

Allocated Bin Stoyre

Communal Garden

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**Tenure :** Leasehold  
**Council:** Broxbourne Borough  
**Tax Band:**



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Hadleigh Court  
Broxbourne

This floor plan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and these items will not be included in a contract.

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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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