

Shepherds
Property Sales & Lettings

Yukon Road I Broxbourne I EN10 6FN I £240,000


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Welcome to this charming two-bedroom apartment located on Yukon Road. This purpose-built flat offers a modern and comfortable living space with large windows and Juliette balcony and kitchen off, perfect for individual seeking a convenient lifestyle.

As you enter the property, you are greeted by a good size entrance hall leading to a spacious living room that seamlessly combines style and functionality. This inviting area is ideal for both relaxation and entertaining guests. The apartment features two well-proportioned bedrooms, with the principal bedroom benefiting from an en suite bathroom, providing added privacy and convenience. A family bathroom serves the second bedroom and guests, ensuring ample facilities for all.

One of the notable advantages of this property is the allocated parking space for one vehicle, a valuable asset in today's busy world. The location is particularly appealing, as it is in close proximity to the Brookfield Farm Shopping Centre, offering a variety of shops and amenities to cater to your everyday needs.

Agents note: We are advised by the vendor that Ground rent is £125 per year and annual service charges are £1761.88 per year.

Mains electricity, Mains water Mains drainage are connected.

**Please note Internal photographs shown were taken prior to the current tenant moving in and are for representative purposes only to show design and layout.

- 2 Bedroom Apartment
- First Floor
- Modern Kitchen
- Family Bathroom
- En-Suite Shower Room
- Juliette Balcony
- Allocated Parking
- Access to A10/M25
- Close to Brookfield Farm Shoppng Center





Communal Door

Communal Staircase

Entrance Door

Hallway

Living / Dining Room (l Shaped
17'1 x 15'9

Kitchen
8' x 7'7

Bedroom Suite One
12'2 x 9'3

En-Suite Shower

Bedroom Two
11'2 x 8'

Family Bathroom
6' x 5'5

Deposit & Permitted Charges











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.

2 2 1 C

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

Yukon Road, Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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