



£265,000

Vancouver



Vancouver Road, Broxbourne, EN10 6FB

Keith Ian are pleased to offer this spacious two bedroom apartment, located a short distance of Brookfield Farm Shopping Centre, transport links and within easy access of A10. The property comprises of an open plan living/dining Area with a Juliette style balcony, well maintained kitchen, two double bedrooms with an en suite to bedroom one and a separate bathroom/WC. Further benefits include allocated parking space, visitor parking, communal gardens and river walks. Early viewing recommended.

LOUNGE/DINER

17'2 x 16'11 (5.23m x 5.16m)

KITCHEN

7'8 x 7'4 (2.34m x 2.24m)

BEDROOM ONE

12'7 x 10'2 (3.84m x 3.10m)

BEDROOM TWO

11'1 x 7'8 (3.38m x 2.34m)

EN SUITE

7'4 x 4'7 (2.24m x 1.40m)

BATHROOM/WC

6'11 x 5'4 (2.11m x 1.63m)

LEASEHOLD INFORMATION

Lease - 105 Years Remaining

Ground Rent - £125 Per Annum

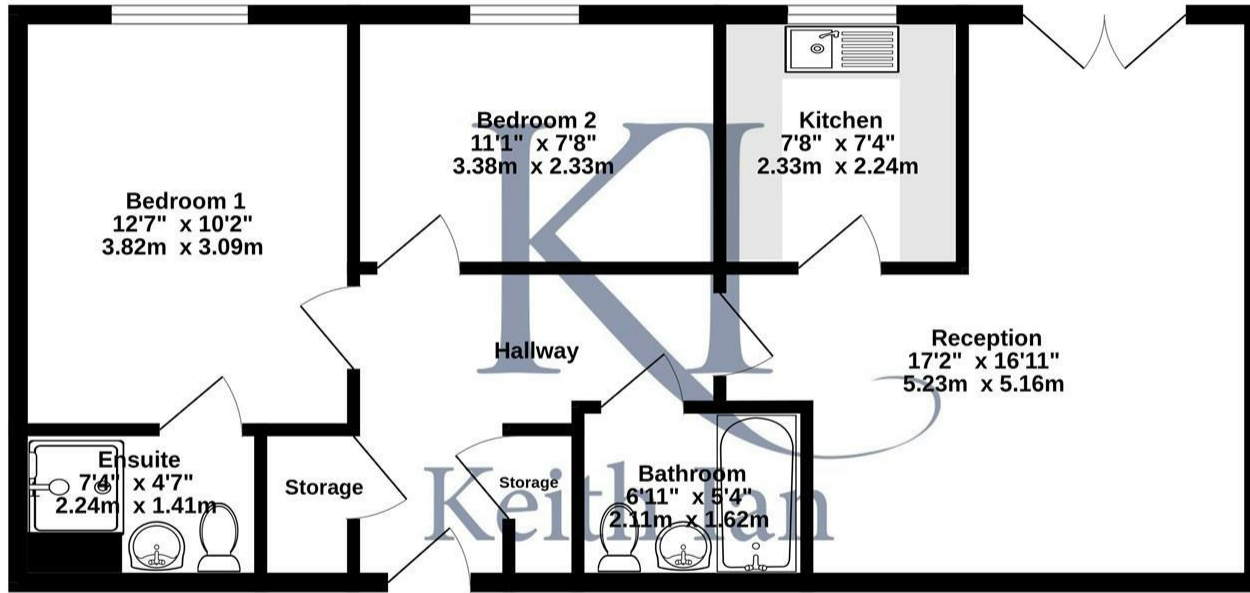
Service Charge - £1300 Per Annum

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



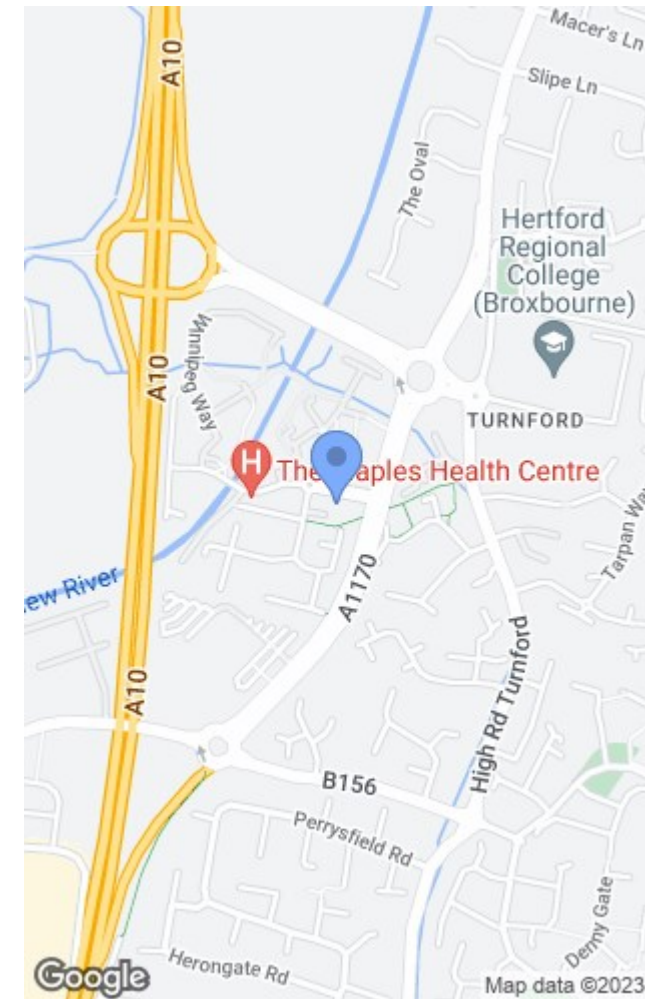


First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		76	79
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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