



The Cedars, EN10 6FX  
Broxbourne







kings  
GROUP

# The Cedars, EN10 6FX

Kings Group are delighted to present this IMMACULATE TWO BEDROOM FIRST FLOOR APARTMENT FOR SALE IN THE EVER-POPULAR EN10 AREA.

Welcome to this stylish and spacious two-bedroom apartment, perfectly positioned on the first floor and boasting a contemporary layout ideal for modern living.

As you enter through the front door, you're greeted by a bright entrance hall with ample built-in storage cupboards perfect for coats, shoes, and household essentials. The hallway leads you seamlessly into the heart of the home: a generous open-plan living area and kitchen, bathed in natural light. The living space offers plenty of room for relaxing or entertaining, and it opens onto a charming Juliet balcony, bringing the outdoors in and creating a light and airy ambience. The modern kitchen is well-appointed with integrated appliances, sleek cabinetry, and plenty of counter space, ideal for both everyday use and hosting.

The property features two well-proportioned bedrooms, including a spacious master bedroom complete with its own Juliet balcony, adding a lovely touch of elegance and light. The second bedroom is also a comfortable double, ideal for guests, a home office, or growing families. The flat also benefits from a stylish family bathroom, fitted with a modern suite and finished to a high standard.

Additional features include multiple storage cupboards throughout, providing excellent practicality without compromising on style and an allocated parking space for one car.

The property is leasehold with 111 years remaining on the lease, offering peace of mind for years to come.

£269,995





- TWO BEDROOM FIRST FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- JULIET BALCONIES IN LIVING ROOM AND MASTER BEDROOM
- SOUGHT AFTER LOCATION
- NEAR SOUGHT AFTER SCHOOLS
- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- TURN KEY CONDITION
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- EASY ACCESS TO A10 AND M25

### Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. The Cedars has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops The Cedars is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

The Cedars also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

### Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that The Cedars offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Council Tax Band - C

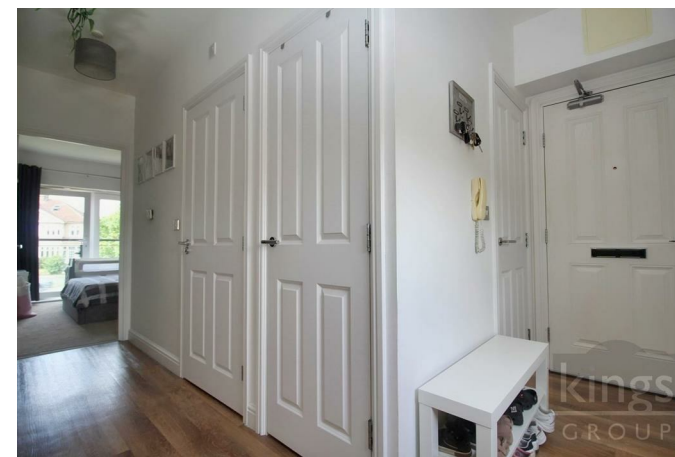
Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - Approx 111 Years Remaining

Service Charge - £2100 Per Annum

Ground Rent - £225 Per Annum



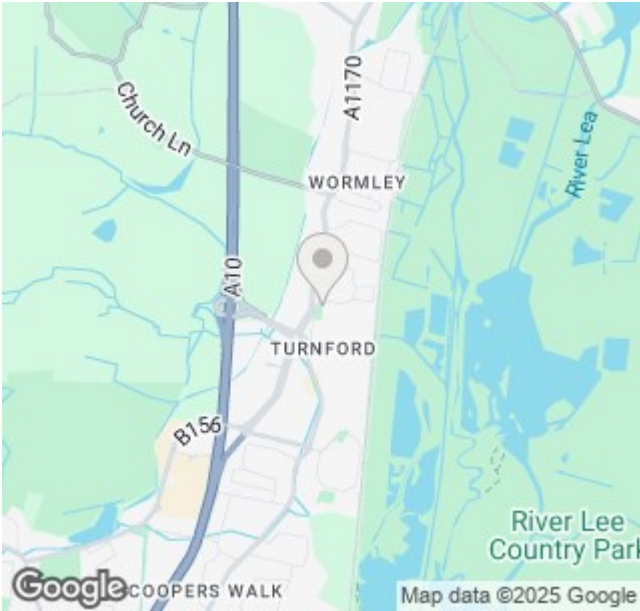


Energy Efficiency Rating

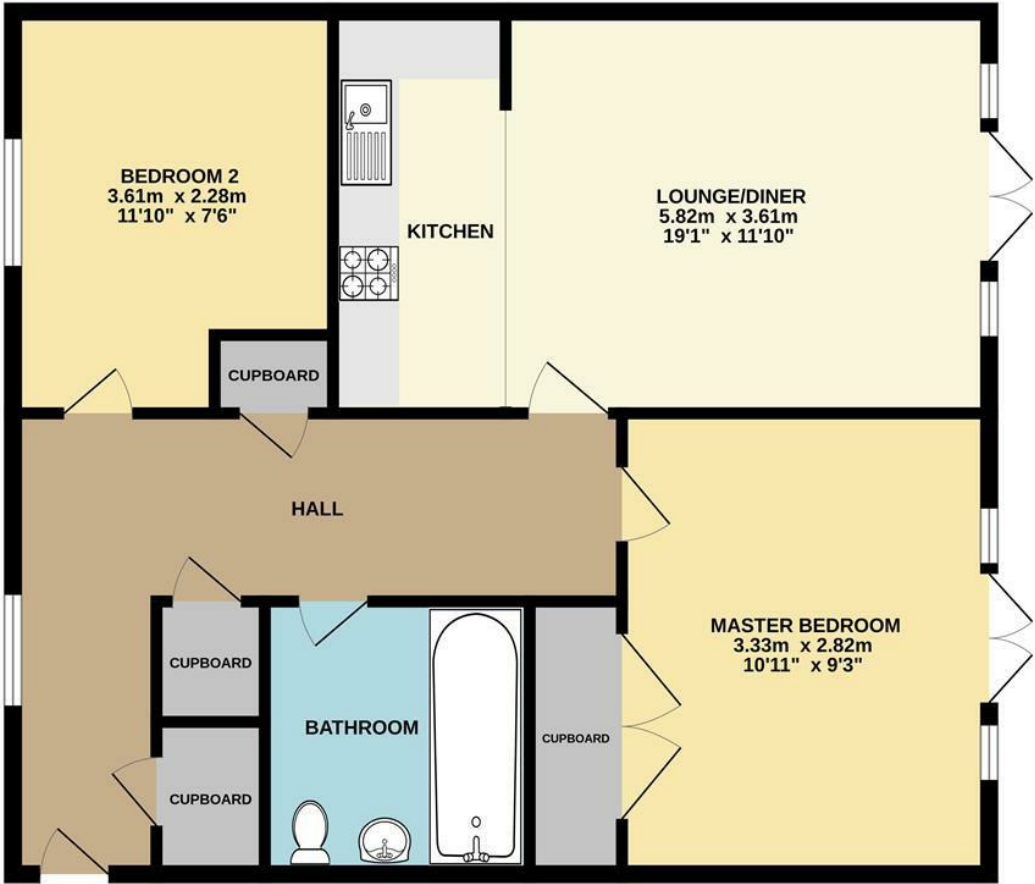
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is required to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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