

Huron Road, EN10 6FT
Broxbourne

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Kings Group are delighted to present this BEAUTIFUL TWO BEDROOM SECOND FLOOR APARTMENT.

The property is entered via a welcoming entrance hall, which provides access to the accommodation and benefits from useful built-in storage cupboards, ideal for keeping coats, shoes and everyday household items neatly tucked away.

From the hallway, you are led into the spacious living/dining room, a bright and versatile reception space offering plenty of room to create separate areas for relaxing and dining. The generous layout makes this an ideal space for both everyday living and entertaining. Positioned just off the living area is the kitchen, which is arranged to provide a practical range of work surfaces and storage, while remaining conveniently connected to the main reception space.

The property offers two well-proportioned bedrooms, both accessed from the central hallway. One of the bedrooms enjoys the added benefit of its own private en-suite shower room, providing an excellent feature for a main bedroom or guest accommodation. The second bedroom is also a comfortable size and offers flexibility for use as a bedroom, home office or additional living space if required. Completing the accommodation is the main bathroom, conveniently positioned off the hallway and fitted with a bath.

Further benefits include allocated parking, providing convenient off-street parking for residents, along with a secure entry phone system offering additional peace of mind and controlled access to the building. The property also benefits from a 128-year lease, adding further appeal for buyers looking for a comfortable and practical long-term home.

£240,000









- 128 YEAR LEASE REMAINING
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- EASY ACCESS TO A10 AND M25
- LEASEHOLDMAIN BATHROOM AND EN-SUITE TO MASTER BEDROOM
- TWO BEDROOM SECOND FLOOR APARTMENT
- LEASEHOLD
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- NEAR POPULAR SCHOOLS

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Huron Road 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

Huron Road 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

Local schools may be an important criteria in your search which in addition to the above that Huron Road 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 128 Years Remaining
Service Charge - £1650 Per Annum (Approx)
Ground Rent - £125 Per Annum (Approx)





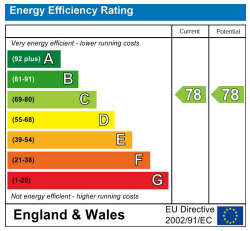


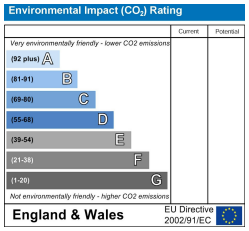

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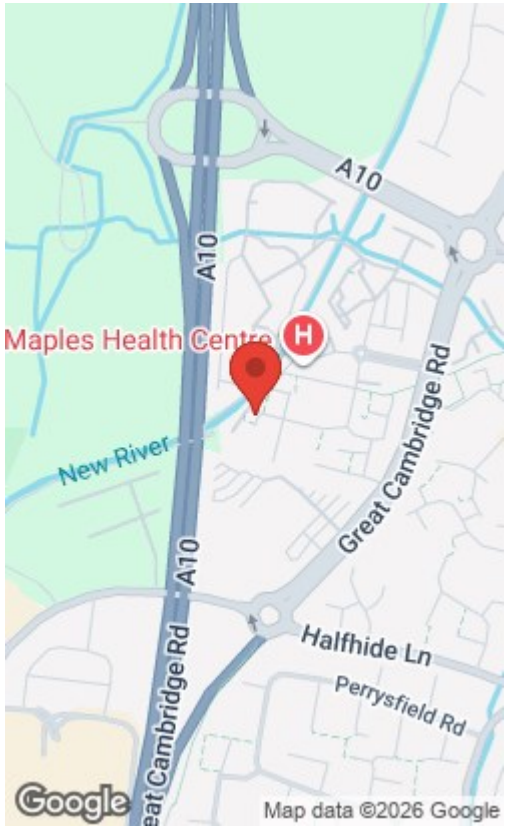






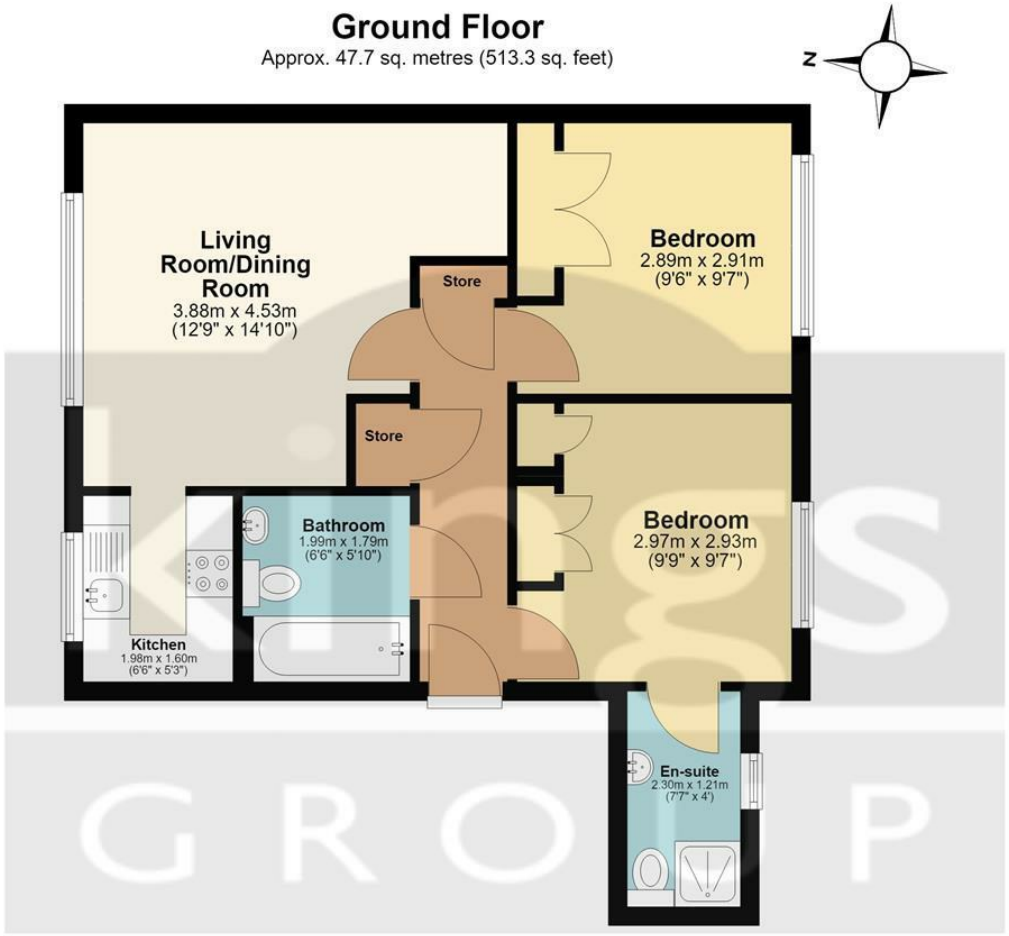






Ground Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 47.7 sq. metres (513.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Huron Road

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 advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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