

9 Lynton Parade  
Turners Hill  
Cheshunt  
Hertfordshire  
EN8 8LF

T: 01992 635735  
[www.kings-group.net](http://www.kings-group.net)



## Mulberry Close, EN10 6HN



**£270,000 Leasehold**



Kings Group - Cheshunt are proud to offer this FANTASTIC CHAIN FREE THREE BEDROOM GROUND FLOOR FLAT LOCATED IN THE EVER POPULAR BROXBOURNE AREA

This three bedroom flat is the ideal purchase for a first time buyer looking to get their first property or a buy to let investor looking to make a good return on their investment. One of the many benefits this property offers is that access to the A10 and M25 is under 5 minutes and with easy to reach bus stops travelling to London and the surrounding areas is very easy. The property also gains from being located near local shops and amenities with Brookfield Shopping Centre being under one mile away there is a wide choice of supermarkets and retail shops to choose from just a stones throw away. Mulberry Close also benefits from being located near some of the areas most popular primary and secondary schools such as Broxbourne School (1 mile), Wormley Primary School (1 mile), Hertford Regional College (0.4 miles), Longlands Primary School (0.5 miles) and many more all within walking distance.

The accommodation comprises of spacious lounge, modern kitchen, three bedrooms, newly fitted bathroom, on street parking, UPVC double glazed windows throughout, gas central heating throughout. Internal viewings are highly recommended to avoid disappointment please contact us on 01992 635 735.

#### Location

A new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Mulberry Close has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Mulberry Close is also a stones throw away from Brookfield Shopping Centre. Not only does it have local shops near by, 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

Mulberry Close 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 Mulberry Close 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: Low

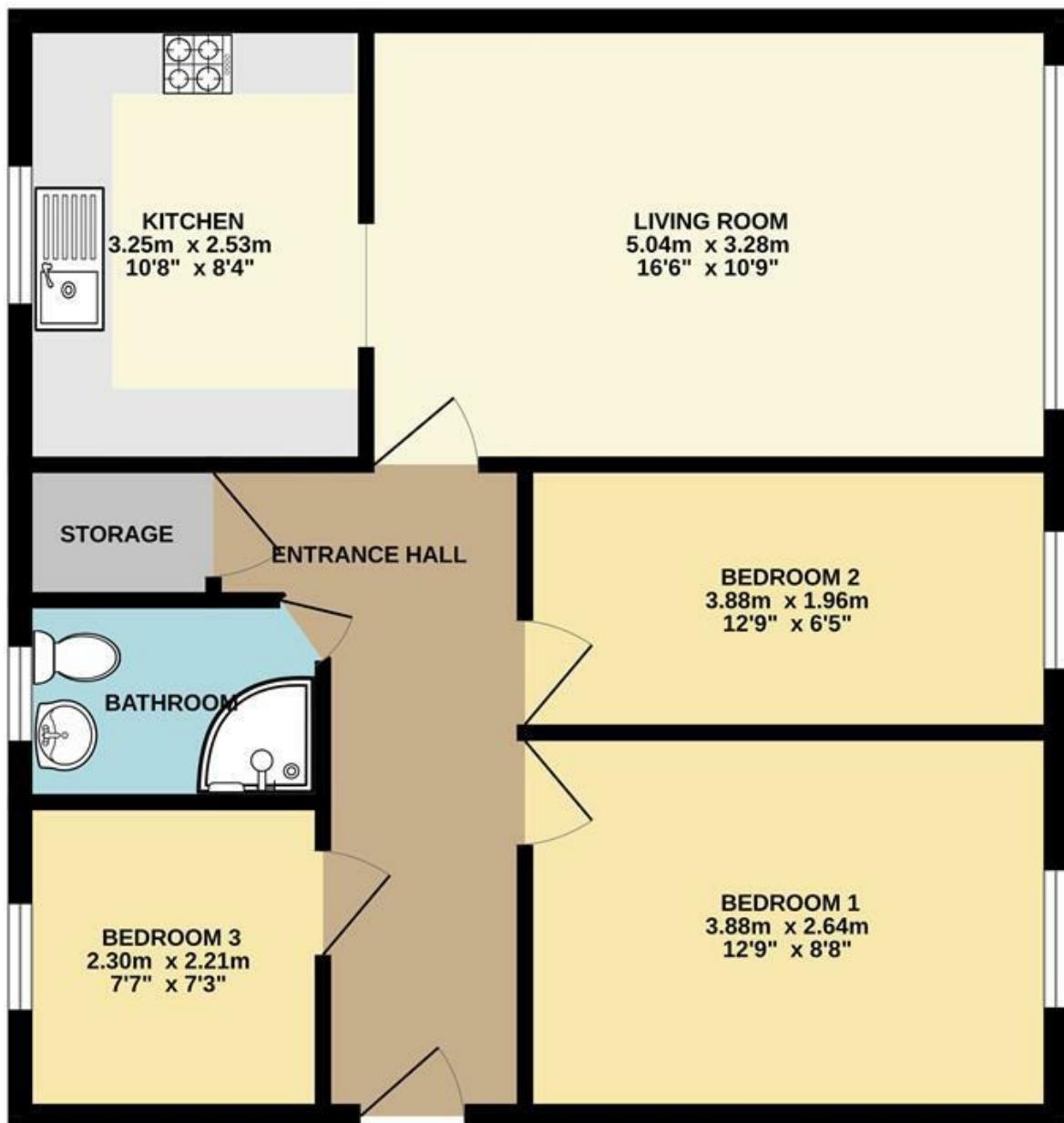
EPC Rating - D

Lease - 89 Years Remaining

Service Charge - £1380 Per Annum (Approx)

Ground Rent - £10 Per Annum (Approx)

GROUND FLOOR  
60.7 sq.m. (653 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 sq.ft.) approx.

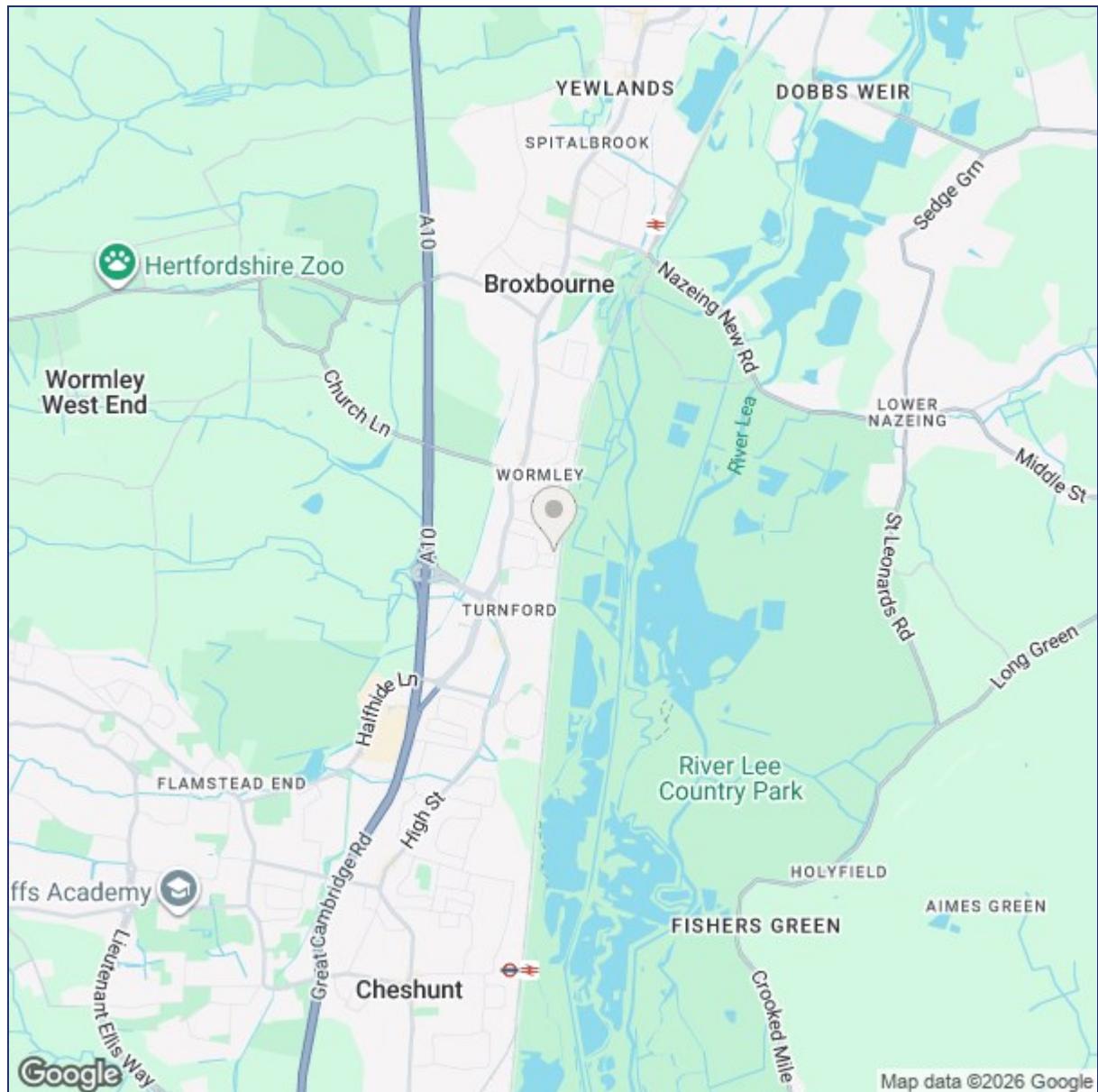
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		66

(“These details are correct at time of going to press”).

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.

