



£240,000

Berners Way, Broxbourne



Berners Way, Broxbourne, EN10 6NL

Keith Ian are delighted to offer this two double bedroom apartment situated in Broxbourne. The property benefits from double glazing, economy heating, allocated parking space. Ideally located within the catchment of Broxbourne secondary School, local shops and public transport facilities.

**** LEASE TO BE EXTENDED ****

****Early viewing recommended****

Lounge/Diner

15'8 x 11'4

Kitchen

8'5 x 8'5

Bedroom 1

12'7 x 11'4

Bedroom 2

9'2 x 6'9

Bathroom

6'9 x 5'4

What 3 Words

///blend.scrap.candy

Leasehold Information

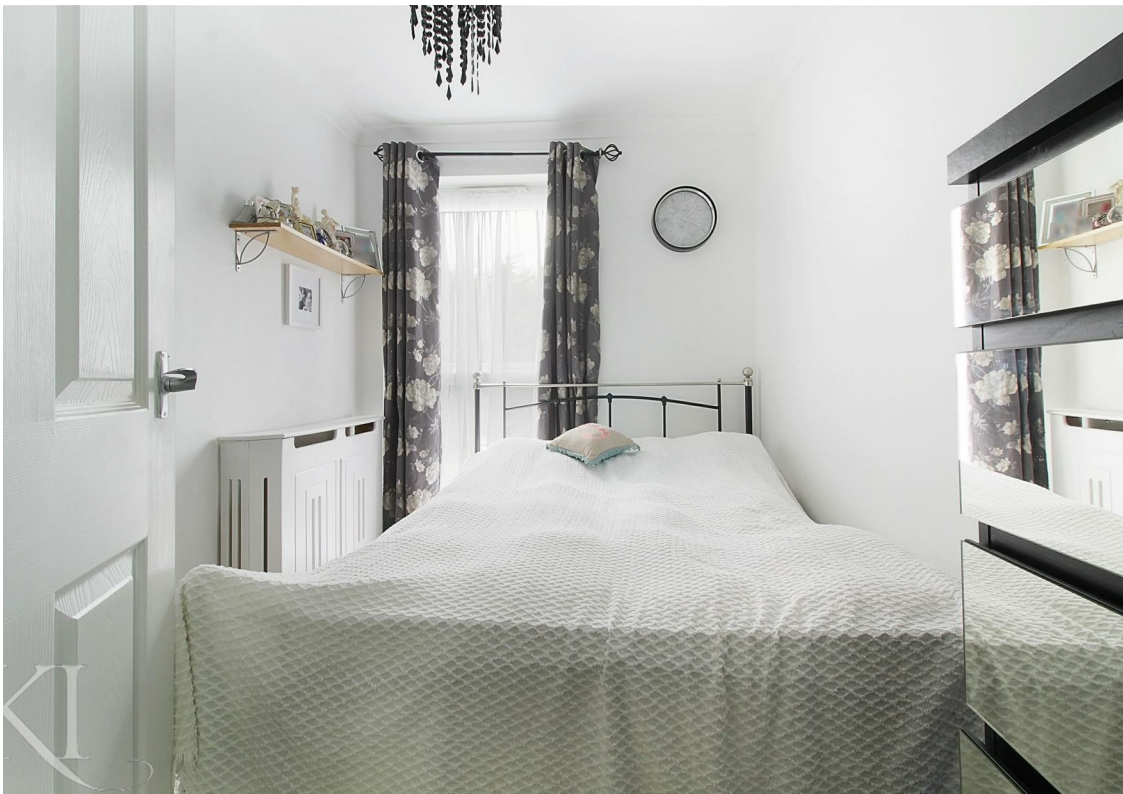
Lease: 58 Years to be extended....

Ground Rent: £140 p.a

Maintenance: £65 p.m

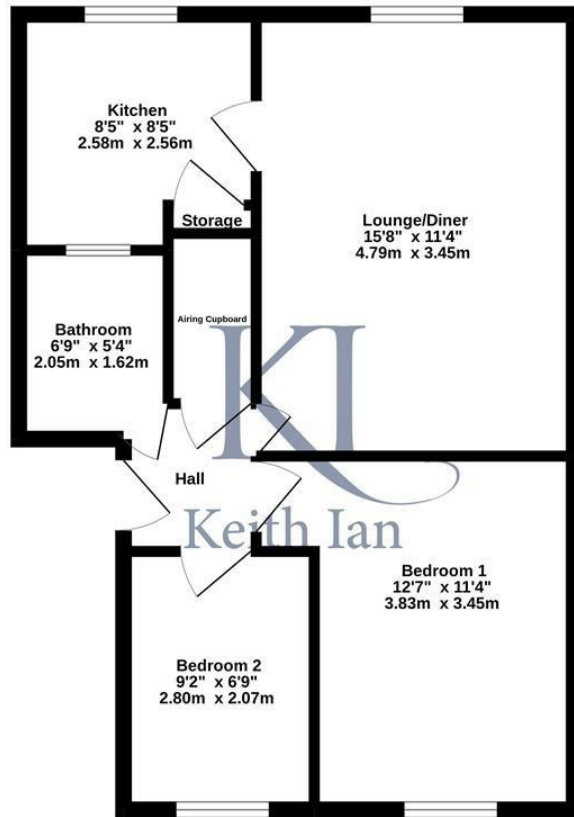
Other Charges - Building insurance currently 45 p.m

Lease information has been provided by the vendor please check with your solicitor prior to completion.





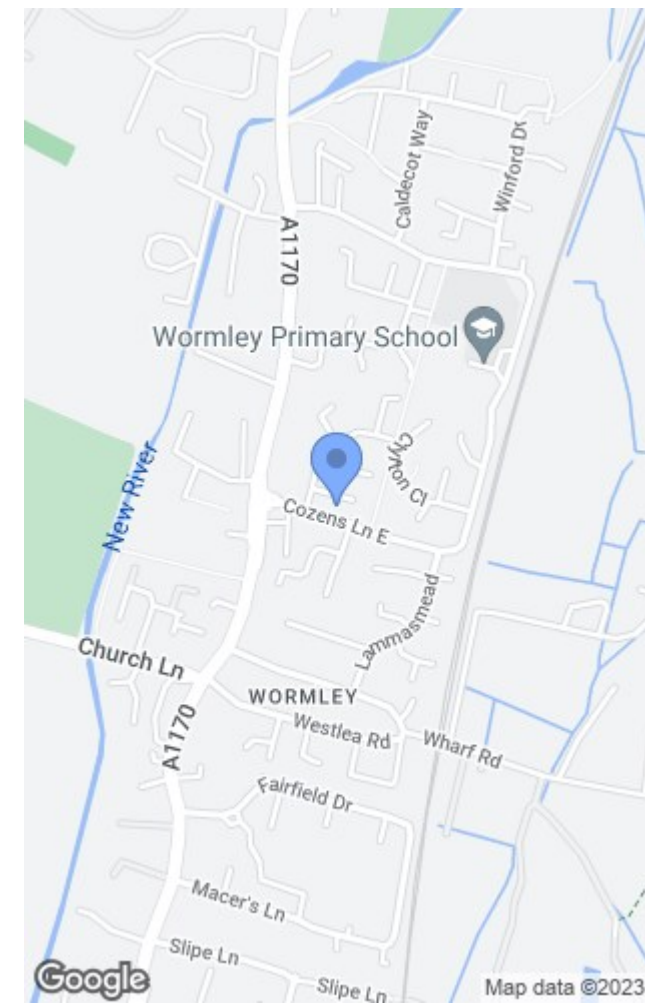
Ground Floor
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) 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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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/fitings 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 check.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	84
England & Wales	EU Directive 2002/91/EC		

T: 01992 640505
cheshunt@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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