



£200,000

Berners Way, Broxbourne

Keith Ian

KI

Berners Way, Broxbourne, EN10 6NL

Keith Ian are pleased to offer this one bedroom first floor apartment situated in BROXBOURNE. Within easy access of A10, local shops and public transport facilities. The property benefits from double glazing, EXTENDED LEASE, ample parking and is presented in good decorative order. Ideal for a first time buyer or investment! Early viewing recommended.

Lounge/Diner

15'6 x 9'7

Kitchen

10'0 x 6'4

Bedroom

10'6 x 9'0

Bathroom/WC

6'4 x 5'5

Communal Parking

Leasehold Information

Length of Lease: 148 years

Maintenance: £65 pcm

Ground Rent: £0

Other Charges - Building insurance approx. £548.48

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

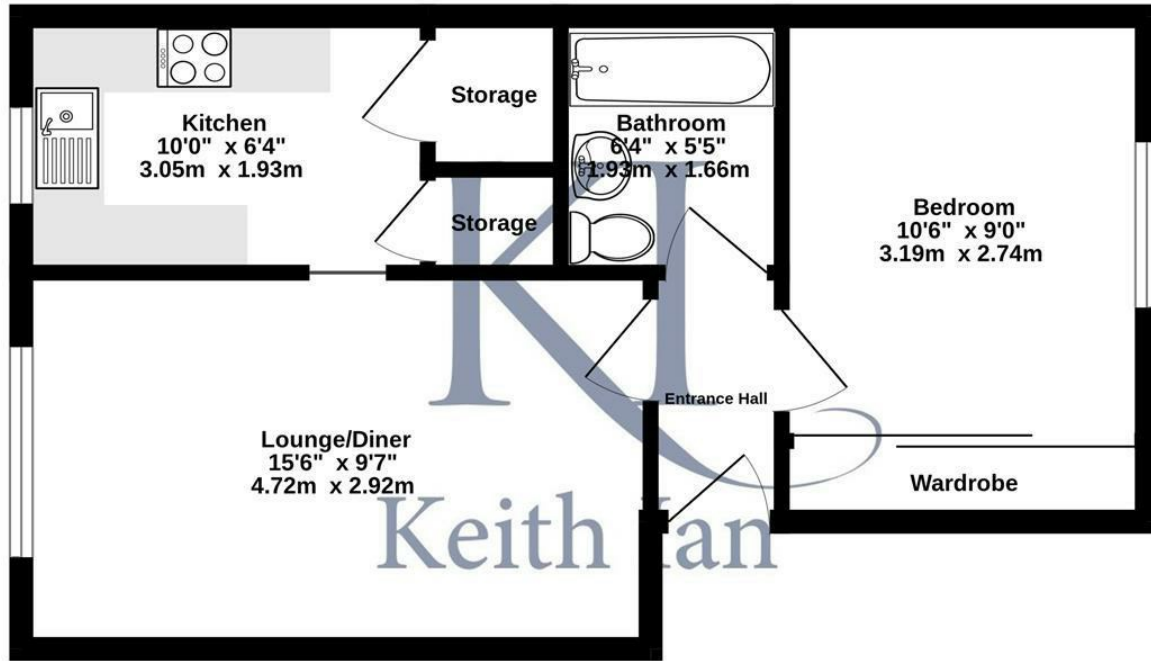
What3Words

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First Floor
394 sq.ft. (36.6 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA: 394 sq.ft. (36.6 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/fittings 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
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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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