



£210,000

Robertson Close, Broxbourne

KI Keith Ia
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Robertson Close, Broxbourne, EN10 6AY

**** CHAIN FREE *** Keith Ian are pleased to offer this one bedroom, ground floor maisonette for sale. This property benefits from gas central heating, double glazing, and ample parking. Due to its great location, this property is close to local amenities including the Brookfield Farm Shopping Centre. It is also close to the A10 and M25 with great links into London. Cheshunt Railway Station is approximately 1.7 miles from this property. Early viewing is advised.*

Porch

Lounge/Diner

14'9 x 12'7

Kitchen

7'4 x 5'8

Bedroom

11'1 x 10'2

Bathroom

7'3 x 5'4

Leasehold Information

Length of Lease: 144 years approx

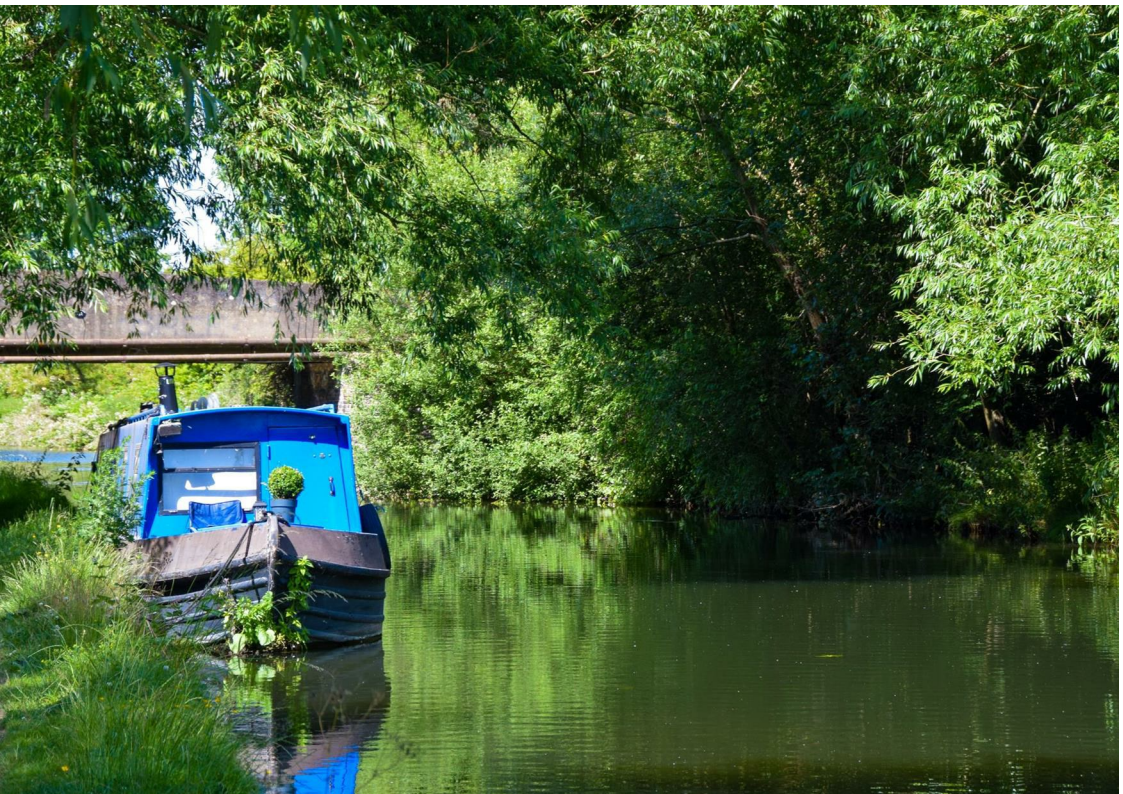
Service Charge & Buildings Insurance: £116.80 approx p.a

Ground Rent: N/A

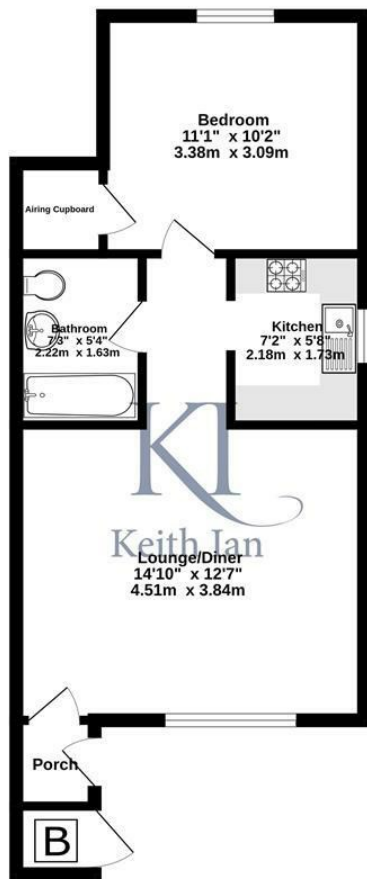
What3Words

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Ground Floor
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 442 sq.ft. (41.1 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/fitments 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			
(81-91) B			
(69-80) C			
(55-68) D			75
(39-54) E		62	
(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			
(81-91) 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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