



Macers Court, Broxbourne EN10 6EB

welcome to

Macers Court, Broxbourne

William H Brown are pleased to bring to the market this spacious, chain free, two bedroom split level maisonette situated in a popular residential location. An early viewing is a must!



Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator.

Lounge

14' 9" max x 12' 7" max (4.50m max x 3.84m max)

Double glazed window to front aspect, laminate floor, radiator.

Kitchen

12' max x 8' 6" max (3.66m max x 2.59m max)

Double glazed window to front aspect, tiled floor, a range of wall and base units with complimenting worktops, two storage cupboards, sink unit, space for oven, plumbing for washing machine.

Landing

Access to the loft, two storage cupboards.

Bedroom 1

14' 10" max x 14' max (4.52m max x 4.27m max)

Double glazed window to rear aspect, laminate floor, radiator, double glazed door to balcony aspect.

Bedroom 2

14' 7" max x 8' 10" max (4.45m max x 2.69m max)

Double glazed window to front aspect, laminate floor, radiator, fitted wardrobe.

Bathroom

Double glazed window to front aspect, laminate floor, paneled bath, wc, radiator, wash hand basin.

Exterior

Communal parking.



view this property online williamhbrown.co.uk/Property/BRX109038



welcome to

Macers Court, Broxbourne

- Chain free
- Split level
- Two double bedrooms
- Living room
- Nice views

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 911.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 215 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BRX109038



Property Ref:
BRX109038 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464174



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,
EN10 7HX



williamhbrown.co.uk