





## Clyfton Close, Wormley, Broxbourne, EN10 6NT

This spacious top-floor apartment is offered on a chain-free basis and boasts a substantial 112-year lease, making it an ideal opportunity for both investors and first-time buyers. The property features two generously sized bedrooms, permit parking for residents and double-glazed windows. With loft access available, the apartment presents an opportunity for additional storage and the well-maintained communal grounds benefits from a dedicated bike storage area. The apartment is tastefully presented throughout, featuring an attractive kitchen and bathroom that are both stylish and functional.

### Key features

- 112 year lease
- Two spacious bedrooms
- Double glazed windows
- Attractive kitchen and bathroom, well-presented throughout
- Top floor apartment with loft access
- Permit parking available
- Well-maintained communal grounds with bike store

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

E

Local Authority

Broxbourne Borough Council

Lease Length

Service Charge & Ground Rent

TBC



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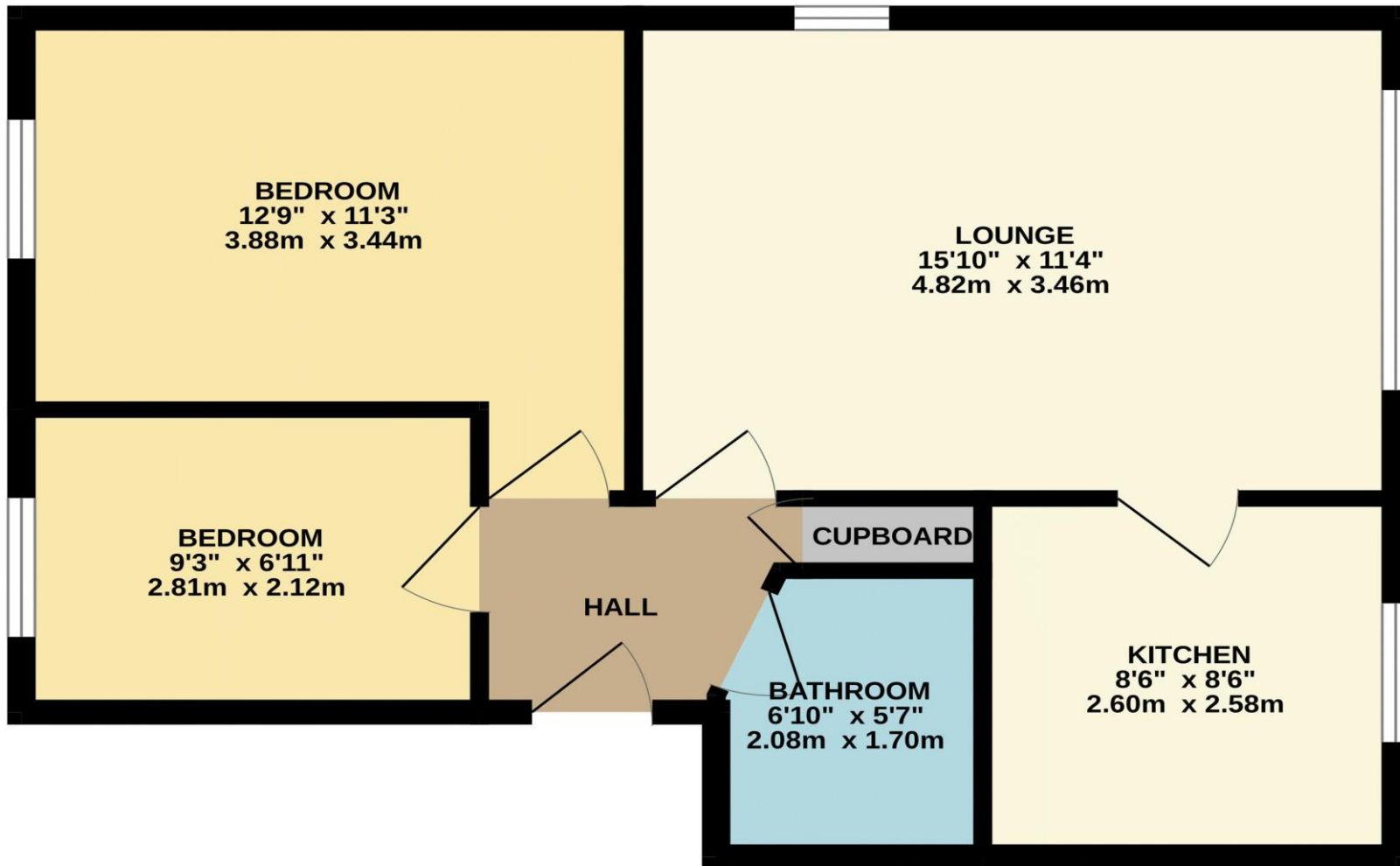












TOTAL FLOOR AREA : 516 sq.ft. (48.0 sq.m.) approx.

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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Photo 18



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**Opening Times**

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



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