



paulwallace

Berners Way, Broxbourne, EN10 6NP |  
£157,000 | Leasehold



## Key features

- Offered chain free, ideal for first-time buyers or investors
- Fitted kitchen and bathroom
- Garage en-bloc for parking or storage
- Close to highly regarded schools and Brookfield Farm Shopping Centre
- One-bedroom top-floor apartment
- Double-glazed windows throughout
- 98-year lease with competitive service charges
- Excellent transport links via Broxbourne Station, A10, and M25

## Property Information

Tenure

Leasehold

Council Tax

B

EPC Rating

D

Local Authority

Broxbourne Borough Council



 paulwallace  
estate agents

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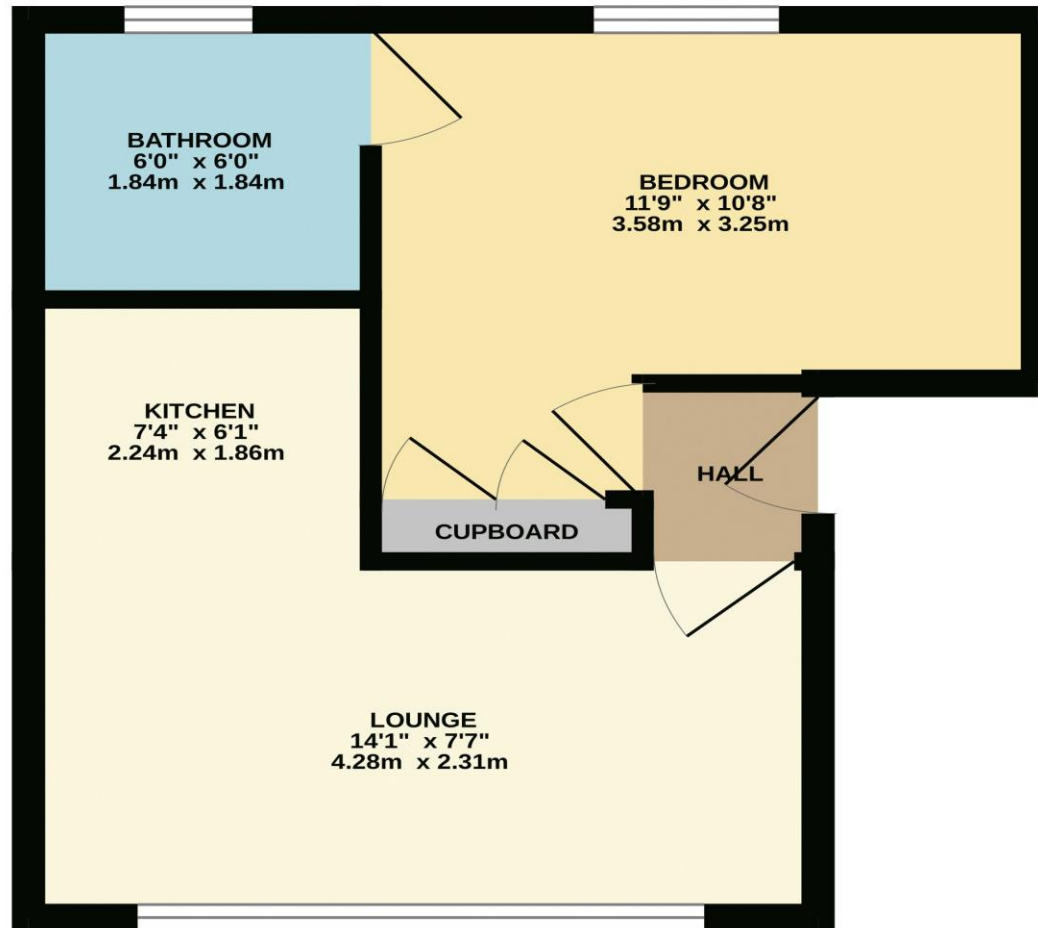
01992 466471











TOTAL FLOOR AREA : 300 sq.ft. (27.9 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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### Paul Wallace Estate Agents

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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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.