



- MAISONETTE
- ONE BEDROOM
- GARAGE
- LOUNGE/DINER

Yukon Road, Broxbourne, EN10 6FN

PRICE £225,000 LEASEHOLD

Being offered chain free, an opportunity to purchase this one bedroom first floor maisonette with own garage and parking space beneath. Being within easy access of the Brookfield Farm shopping centre and A10. The property would make a suitable first time/investment purchase. Internal viewing recommended.





## Property Description

Unique carriage style property on a modern development being ideally located equidistant of both Cheshunt and Broxbourne Stations which offer a direct service into London. Additionally the property is set within a short drive of the A10 intersection for access to M25/M11 motorways.

The property itself is well presented and has a number of attractive additions which are above and beyond a standard one bedroom apartment.

The maisonette is first floor set above its own garage and accommodation in brief offers a good size lounge/diner with wood effect floor coverings. This is an open modern space with windows on both aspects providing plenty of natural light.

The kitchen is fitted with an attractive range of wood effect wall and base units with a contrasting work surface incorporating single drainer sink unit, built in oven and hob and space for upright fridge/freezer.

A double bedroom with built in wardrobe cupboards grants access to the en-suite bathroom which presents with a full bathroom suite and half tiled walls.

Additionally there is a separate cloakroom/wc access from the lounge for guest conveniences.

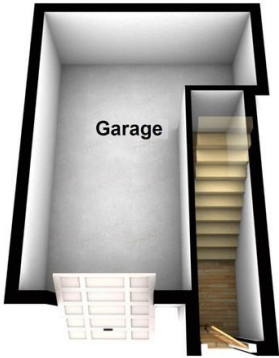
Externally there is personal garage directly below the property with up and over door with own drive providing an additional parking space.

Other features include a long lease and full double glazing.

Being offered chain free, viewing is highly recommended.



Ground Floor



First Floor



**ACCOMMODATION IN BRIEF COMPRISES:**

**LOUNGE**

16' 10" x 13' 7" (5.13m x 4.14m)

**KITCHEN**

9' 4" x 6' 3" (2.84m x 1.91m)

**BEDROOM**

10' 11" x 9' 10" (3.33m x 3m)

**BATHROOM**

6' 9" x 5' 7" (2.06m x 1.7m)

**SEPARATE WC**

6' 8" x 4' 5" (2.03m x 1.35m)

**PERSONAL GARAGE**

16' 9" x 12'7' (5.11m x 3.66m) Maximum measurements.  
Garage at 12'7 reduces to 8'6

**CHARGES**

Leasehold title with approx. 106 years remaining  
Service Charge £561.12 per annum  
Council Tax Band C within Broxbourne Council  
Ground Rent £100 per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-10	G		

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