



**The Cedars
Broxbourne
Hertfordshire
EN10 6FX**

Offers in Excess of £248,000

bettermove

The Cedars Broxbourne

Bettermove are proud to present this 2 bedroom flat in Broxbourne, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

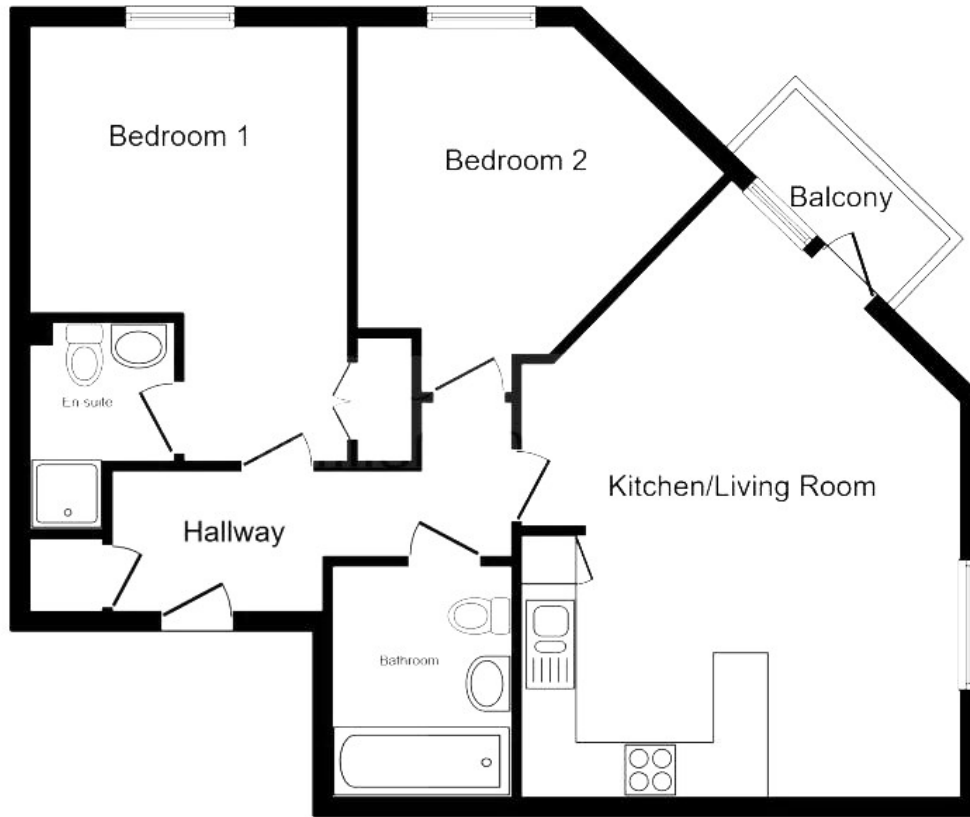
This is a leasehold property with 111 years remaining on the lease; the ground rent is £120 per annum and the service charge is £3,000 per annum.

The interior of this property comprises a spacious and open plan living room with the fitted kitchen and access to the private balcony, two bedrooms including the master bedroom with the master bedroom with an ensuite bathroom and the family bathroom situated on the top floor of the building.

Located in the popular town of Broxbourne, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Broxbourne Train Station, the A10 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Total floor area 70.1 sq.m. (755 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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