

Shepherds
Property Sales & Lettings

Perram Close I Broxbourne I EN10 6AT I £325,000


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings

Perram Close I Broxbourne I EN10 6AT

Shepherds Estate Agents are pleased to offer this two bedroom first floor maisonette, situated in the sought after Perram Close and benefiting from a new extended lease. The property offers well proportioned accommodation comprising a spacious living/dining room, separate kitchen, two bedrooms and a bathroom. Externally, there is a private garden, garage and communal parking. The property is conveniently located for Brookfield Shopping Centre, Cheshunt Station and a range of local amenities. There is also a good selection of primary and secondary schools nearby, making this an ideal home for first time buyers, commuters and families.

Lease Information
Lease years Remaining : 163 Years remaining
Ground Rent : £0
Maintenance £ 0

Services connected
Mains drainage, water, gas, electricity

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

- New Extended Lease - 163 Years Remaining
- Sought After Location
- Spacious Living Dining Room
- Separate Kitchen
- Two Well Proportioned Bedrooms
- Private Garden
- Garage En Bloc
- Close to Brookfield Farm Shopping Centre
- Schools & Amenities Within Walking Distance





Private Front Door

Entrance Lobby

Stairs

First Floor Landing

Living / Dining Room
15'11 x 13'9

Kitchen
12'5 x 8'4

Bedroom One
14'11 x 9'8

Bedroom Two
10'4 x 6'7

Bathroom
8'4 x 5'1

External

Garden

Garage

Communal Car Park

Note







Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

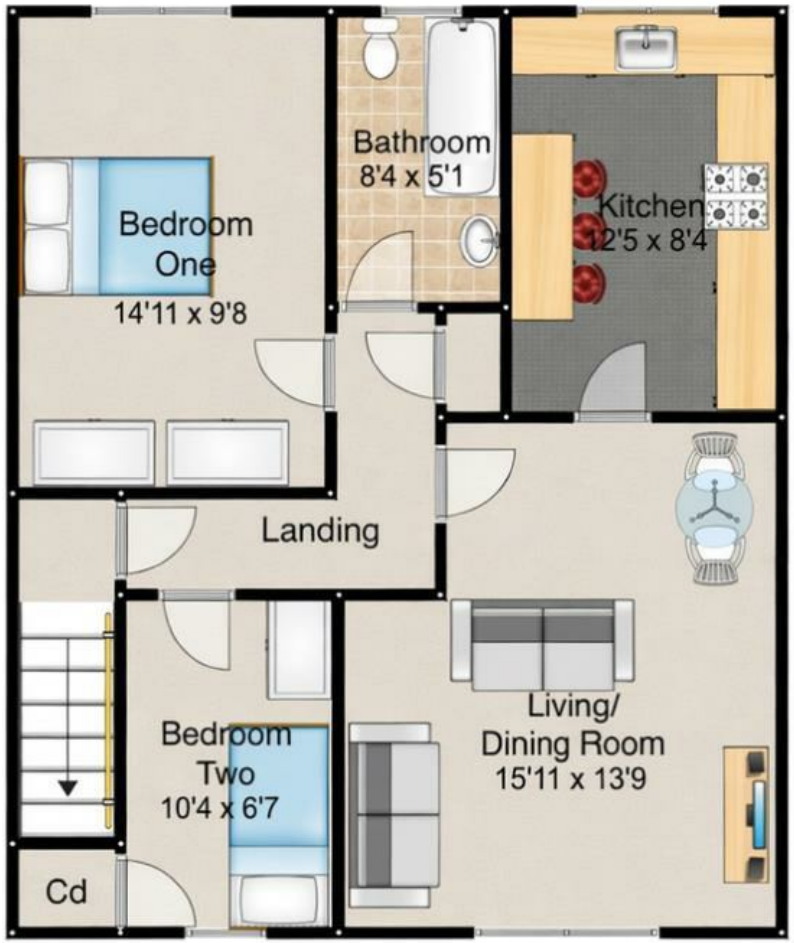
2 1 1

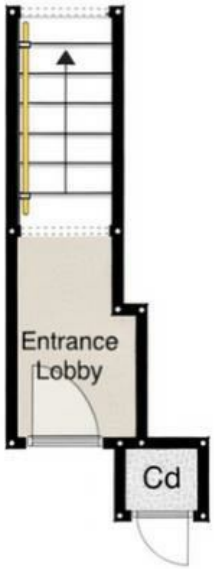
Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Perram Close
Turnford, Broxbourne

Shepherds
Property Sales & Lettings







This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman