



## 11 Yukon Road Broxbourne EN10 6FN

**£275,000**



Kirby Colletti are delighted to bring to market this charming two-bedroom first-floor apartment located on Yukon Road in Broxbourne. This delightful flat is ideally situated, offering easy access to the popular Brookfield Retail Park, Cheshunt Train Station, and excellent road links to the A10 and M25, making it perfect for commuters and those who enjoy the convenience of nearby amenities.

Upon entering the property, you will find a spacious lounge that provides a comfortable area for relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a pleasure. The apartment boasts two well-proportioned bedrooms, with the master bedroom featuring an en suite shower room for added privacy and convenience. A separate bathroom is also available, catering to the needs of residents and guests alike.

In addition to its appealing interior, this property comes with the added benefit of an allocated parking bay, along with visitor bays for your guests. This flat presents an excellent opportunity for first-time buyers, small families, or investors looking for a rental property in a sought-after location.

With its blend of comfort, convenience, and accessibility, this two-bedroom apartment on Yukon Road is a must-see. Don't miss the chance to make this lovely flat your new home.



## Accommodation

Communal front door via security entry phone to communal entrance hall with stairs to first and second floors. Front door to:

### Entrance Hall

Storage cupboard and airing cupboard. Storage radiator. Laminate floor. Door to:

### Lounge

14'3 x 10'1 (4.34m x 3.07m)

Dual aspect uPVC double glazed windows. Wall mounted electric radiator. Television aerial point. Laminate floor. Access to:

### Kitchen

9'4 x 5'11 (2.84m x 1.80m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood. Built in oven below. Space for fridge/freezer. Plumbing for washing machine. Laminate floor.

### Bedroom One

12'10 max x 9'3 (3.91m max x 2.82m)

Rear aspect uPVC double window. Built in wardrobe cupboard. Wall mounted electric radiator. Door to:

### En Suite Shower Room

7'2 max x 5'7 (2.18m max x 1.70m)

Side aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail.

### Bedroom Two

8'2 x 8 (2.49m x 2.44m)

Rear aspect upVC double glazed window. Wall mounted electric radiator.

### Bathroom

6'6 x 6 (1.98m x 1.83m)

White suite comprising panel enclosed bath mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Part tiled walls. Heated towel rail. Tiled floor.

### Exterior

Communal Gardens. Residents allocated parking.

### Agents Note

Lease: 103 Years Remaining.

Ground Rent: £125 per annum.

Service Charge: £1,992 per annum, includes all water bills.

## Road Map



## Hybrid Map

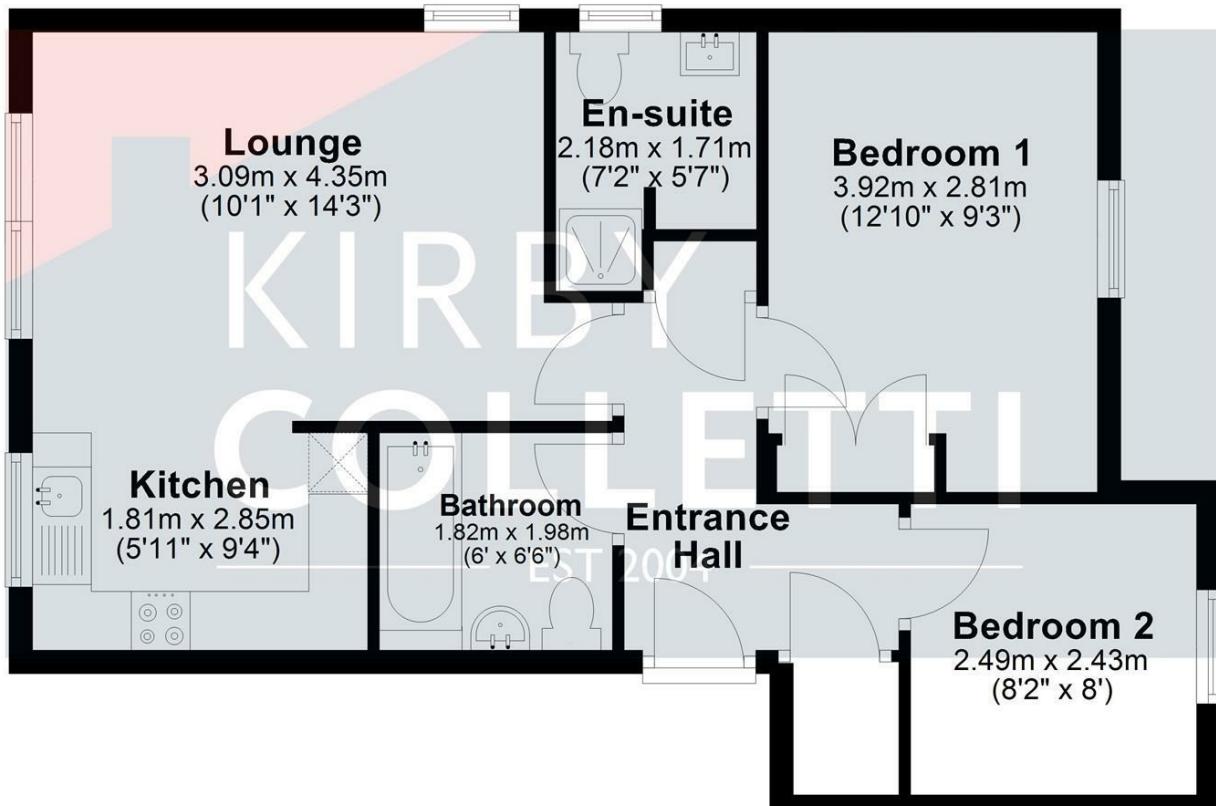


## Terrain Map



## Floor Plan

### First Floor



## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	