



119 Yukon Road, Broxbourne, EN10 6FP

£260,000



## 119 Yukon Road, Broxbourne, EN10 6FP

CHAIN FREE! Located just minutes away from 'Brookfield Retail Park' is this Two Bedroom First Floor Flat on Yukon Road. Comprising of Two Bedrooms, En-Suite to Bedroom One, Bathroom and Lounge/Diner, this flat would be an ideal First Time Buy or Investment Opportunity. Ample storage options and allocated parking is also included. Call Now!



### **Entrance Hall**

Doors leading to all rooms and Storage Cupboard.

### **Bedroom One** 14"(into fitted wardrobes) x 13"

Double glazed window to rear aspect, fitted wardrobes and door to En-Suite.

### **En-Suite**

Shower cubicle, Closed Couple WC with pedestal hand basin and mixer tap.

### **Bedroom Two** 9" x 7"

### **Bathroom**

Panel-enclosed bath with shower over, closed couple WC with hand basin and mixer taps.

### **Lounge/Diner** 15" x 13" (4.57m x 3.96m)

Juliet Balcony and double glazed window to rear aspect, access to Kitchen.

### **Kitchen** 9'11" x 6" (3.02m x 1.83m)

Eye and base level units with worksurfaces, fitted cooker with hob and extractor hood, integrated washing machine with space for tall fridge/freezer.





FIRST FLOOR  
697 sq.ft. (64.7 sq.m.) approx.

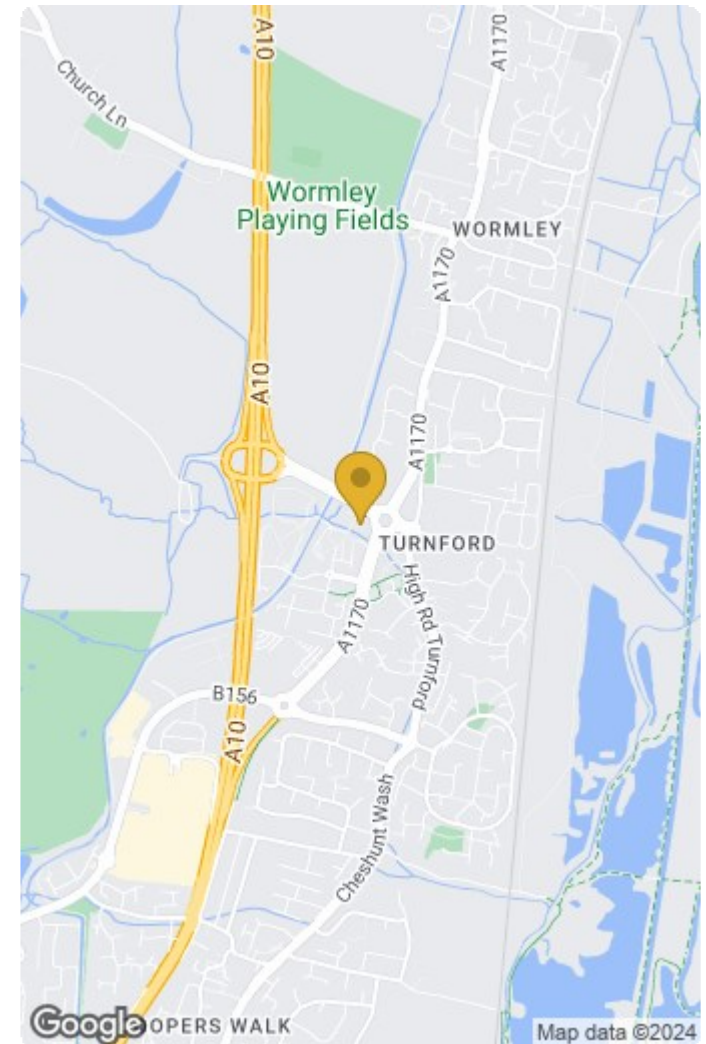


TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

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.  
Made with Metropix ©2023

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Class	Band
Very energy efficient	Lower running costs	A	
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
Not energy efficient	Higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

