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## 130 Juniper Close, Broxbourne, EN10 6HR

**£250,000**

Welcome to Juniper Close, Broxbourne, this delightful flat offers a perfect blend of comfort and style. With two bedrooms, this property is ideal for couples or small families. The separate walk-in wardrobe provides ample storage space, ensuring that your belongings are neatly organised.

The spacious lounge/diner is a standout feature, providing a welcoming area for relaxation and entertaining guests. This room is bathed in natural light, creating a warm and inviting atmosphere. The flat is in good condition throughout, allowing you to move in with ease and enjoy your new home from day one.

Also features a modern kitchen and bathroom.

Don't miss your chance to make this charming property your new home.





Entrance Hall

Lounge/Diner

16' x 10'9" (4.88m x 3.28m)

Kitchen

10'7" x 7'9" (3.23m x 2.36m)

Bedroom One

12'5 x 8'7" (3.78m x 2.62m)

Bedroom Two

12'3 x 6'5" (3.73m x 1.96m)

Walk In Wardrobe

Bathroom

REFERENCE

CH6577 LANES BROXBOURNE ESTATE AGENT

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	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

