



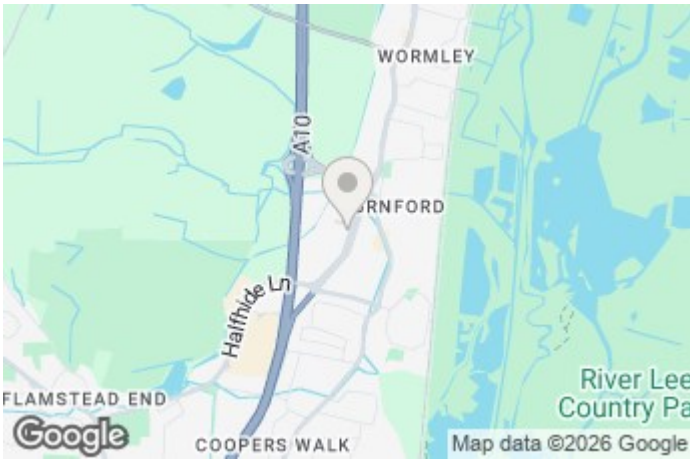
## 9 Vancouver Road, Broxbourne, EN10 6FB

- AVAILABLE EARLY JULY with Lanes Lettings!
- ELECTRIC HEATING
- ALLOCATED PARKING FOR ONE CAR
- MODERN & NEUTRAL DECOR THROUGHOUT

AVAILABLE EARLY JULY! Lanes are pleased to offer this well-presented ONE BEDROOM flat located on Vancouver Road in the sought after development of Canada Fields. The flat is conveniently situated close to Brookfield Retail Park, providing easy access to a range of shops, restaurants, and leisure facilities. Local transport links and road connections such as the A10, and M25 are also nearby, making this an ideal location for commuters.

The property offers a spacious double bedroom including fitted wardrobes, and a modern fitted bathroom, finished to a contemporary standard. The main living space is a bright dual-aspect lounge/diner, benefitting from windows that allow plenty of natural light, creating a comfortable and airy environment ideal for everyday living.

# £1,250 Per Month



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	

