



**St. Augustines Drive,  
Broxbourne, EN10 7NA**

£340,000

Leasehold

**Castles**



## St. Augustines Drive, Broxbourne, EN10 7NA

An immaculately presented 2 double bedroom purpose built first floor maisonette with own rear garden. Conveniently located off Broxbourne High Street within 0.6 miles of Broxbourne station (serving London Liverpool Street). An internal viewing is highly recommended. Features include: gas central heating (untested), double glazing, modern fitted kitchen, own rear garden, large storage room within the garden, modern bathroom, long lease, chain free.

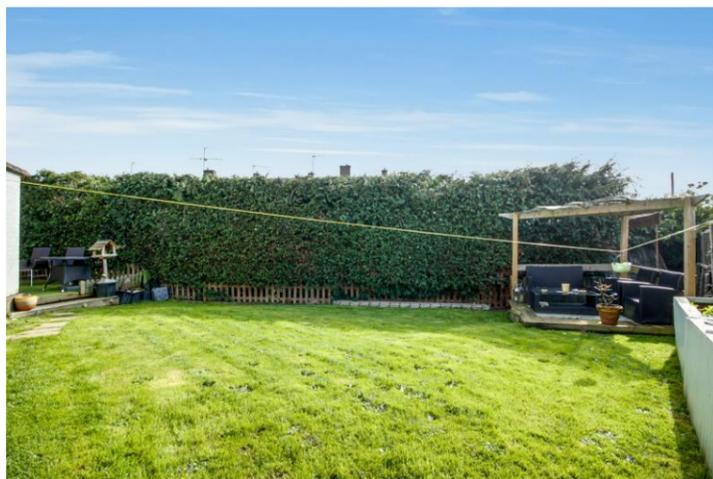
EPC Rating: D  
Current: 61 Potential: 76  
Council Tax Band: C

As advised by Seller:  
Terms of Lease: Expires 2132. Approx 108 years remain.  
Service Charge: £41.33 PCM  
Ground Rent: £10 P/A

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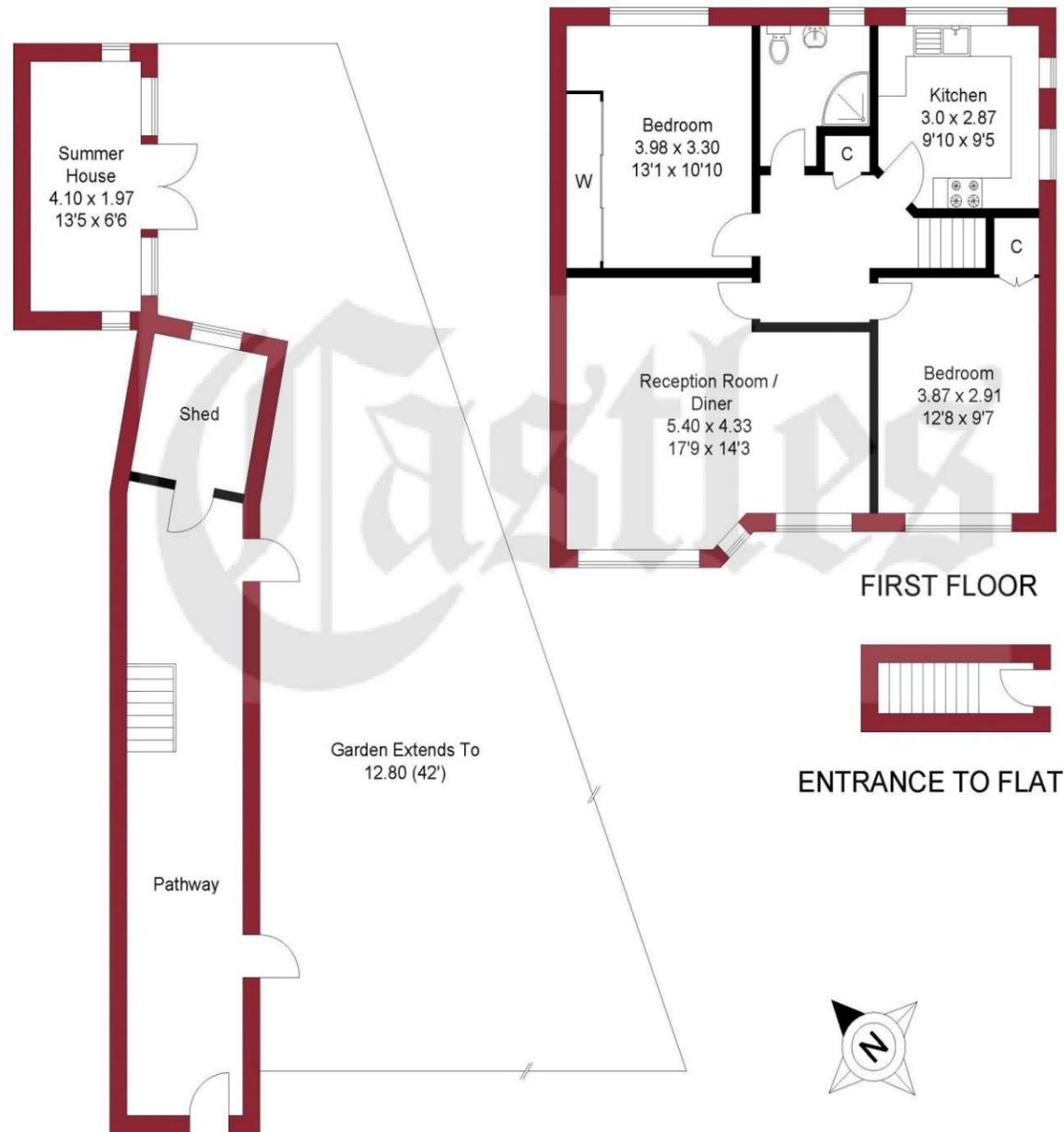
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## APPROXIMATE GROSS INTERNAL AREA

69.51 sqm / 748.19 sqft

(Excluding Summer House, Shed, Pathway & Entrance To Flat)



PATHWAY AND GARDEN

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

Broxbourne is a historic village that is included in the Domesday Book.

The small commuter town offers a wealth of factors that afford its residents a fantastic quality of life.

Broxbourne is alive with family-friendly activities and plenty of dog walkers.

The town is flanked by the A10 and both the River Lea and New Rivers, respectively.

There are a number of state-run primary & secondary schools throughout Broxbourne.

Broxbourne is widely touted as one of the best commuter towns in the country based on: average fare cost, commuting time, quality of life, and average house price.

There is plenty of green space on offer in Broxbourne with over 293 hectares of woodland and even more arable land.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

# Castles

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