



 paulwallace

Vancouver Road, Turnford, EN10 6FB |  
£265,000 | Leasehold

## Vancouver Road, Turnford, EN10 6FB

TWO BEDROOM FIRST SECOND FLOOR FLAT. Situated in the highly desirable CANADA FIELDS DEVELOPMENT a very well presented and maintained apartment. The property benefits from SPACIOUS LOUNGE/DINING room with Juliette balcony doors, FULLY FITTED KITCHEN, main bedroom with en-suite, further bathroom & with Security Entry System. Situated close to Brookfield Shopping Centre and easy access to A10 & M25.

### Key features

- Two Bedroom
- Desirable Modern Development
- Spacious Lounge/Dining
- Secondary Bathroom
- Second Floor Flat
- 100-plus-year Lease
- Main Bedroom and En-Suite
- Security Entry System

### Property Information

Tenure  
Freehold

Council Tax  
C

EPC Rating  
C

Local Authority  
Broxbourne Borough Council

Lease Length  
103 Years

Annual Service Charge & Ground Rent  
SC - £1,917 GR - £125



**Paul Wallace Estate Agents**  
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Opening Times

|           |                 |
|-----------|-----------------|
| Mon - Fri | 9 am to 6:30 pm |
| Sat       | 9 am to 5:30 pm |
| Sun       | Closed          |
| Bank Hols | Closed          |

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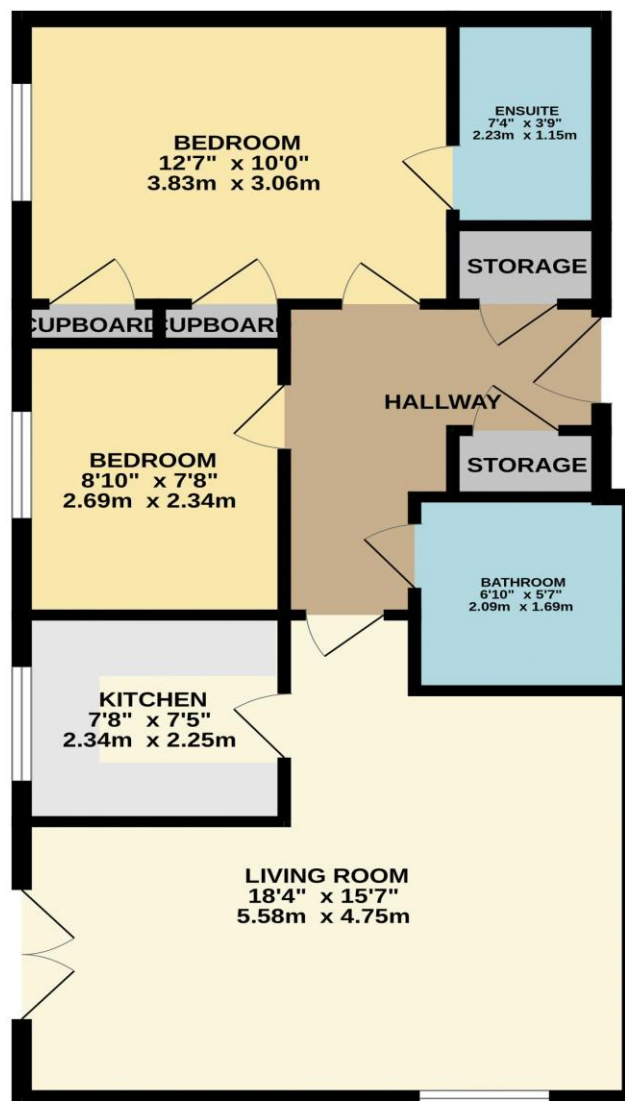
Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.







SECOND FLOOR





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.