



- IDEAL INVESTMENT PROPERTY
- FIRST FLOOR STUDIO
- LARGE LIVING SPACE
- MODERN KITCHEN

Marley Court, Berners Way, Broxbourne, EN10 6NL

PRICE: £140,000 LEASEHOLD

IDEAL INVESTMENT PROPERTY . Well presented first floor studio apartment in central location reasonable distance from local services including Broxbourne BR station offering regular service to London Liverpool Street. Modern fitted kitchen, fully tiled bathroom. Large living/sleeping area. Double Glazing and electric heating.



Property Description

First floor studio apartment situated in an established development ideally located close to local shopping facilities and A10 intersection for direct connection to M25. For the commuter Broxbourne BR Station is approx. five minutes drive and offers a direct regular service into London Liverpool Street.

The property is a well balanced studio apartment with a large living /sleeping area which measures 16' x 12' and gives access to both the kitchen and bathroom.

The kitchen is fitted with a range of light oak effect wall and base units with contrasting work surface and the window overlooks the rear aspect of communal gardens.

There is a full bathroom which is fully tiled and presents with a white suite with a frosted window overlooking the side aspect, but ensuring good ventilation options.

There are well maintained communal hallways accessed via an entry-phone system and the residents can enjoy the lawned communal gardens.

Parking is free on a first come first serve basis.

Other features include double glazing and electric central heating.

The property is currently tenanted but the tenant has accepted notice to vacate. Potential rental income is approx. £800 pcm.





ACCOMMODATION IN BRIEF COMPRISES:

COMMUNAL ENTRANCE HALLS

Stairs to first floor

LIVING SPACE

16' 0" x 12' 0" (4.88m x 3.66m)

KITCHEN

8' 10" x 7' 2" (2.69m x 2.18m)

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

EXTERIOR

COMMUNAL GARDENS

CHARGES AND TENURE

TITLE Leasehold . Lease is currently being renewed by the owner and will be sold with a newly granted lease to benefit from 147 years unexpired.

Service charge: £65.00 pcm

Ground Rent: £70 per annum plus a annual charge of £548.48 building insurance contribution

UTILITIES AND SERVICES

Mains Electricity supply

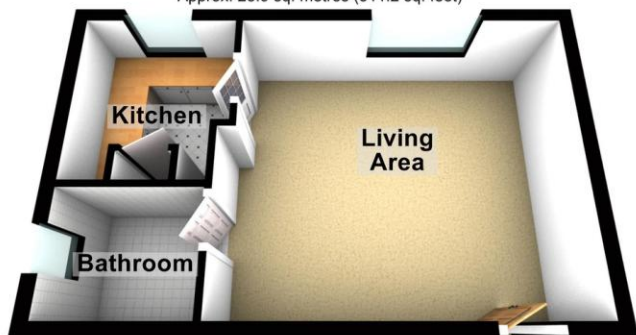
Mains water supply

Gas - not connected

Vendor not aware of services connected as the property is tenanted.

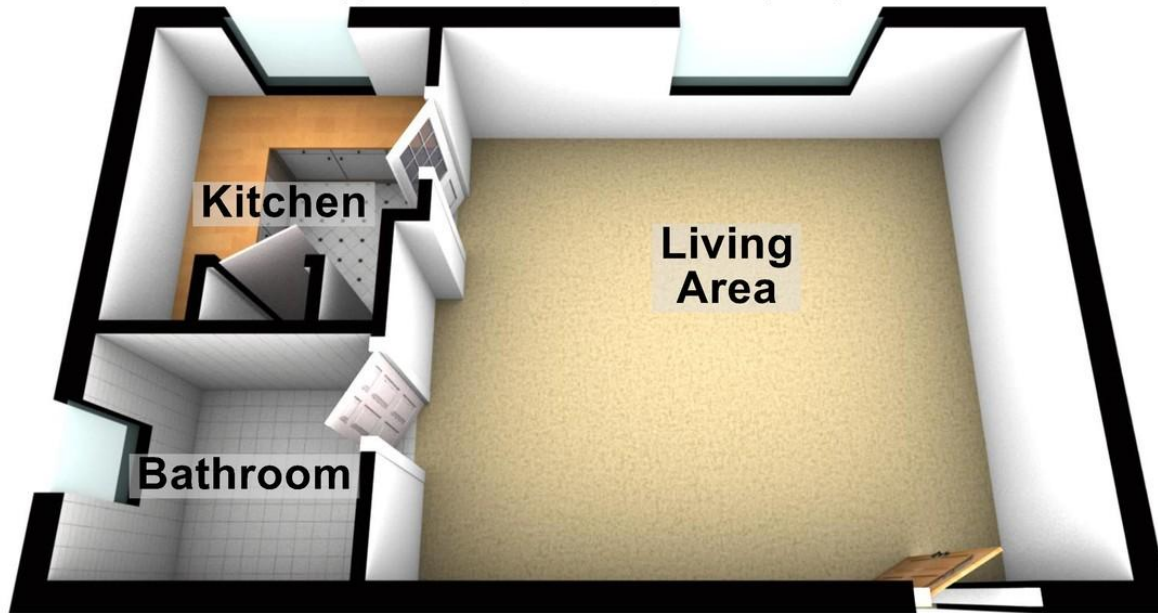
First Floor

Approx. 28.9 sq. metres (311.2 sq. feet)



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Total area: approx. 28.9 sq. metres (311.2 sq. feet)

DISCLAIMER:

It must be noted that due to the size of the property mortgage lending may be restricted and as such you should take professional mortgage advice prior to making an appointment to view

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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