



Ottawa Court, Broxbourne EN10 6FL

welcome to

Ottawa Court, Broxbourne

William H Brown are delighted to bring to market this, CHAIN FREE, bright and spacious two bedroom top floor apartment situated in a popular residential location.



**Accommodation Comprising Of:
Entrance Hall**

Access to the loft, laminate floor, electric storage radiator, two storage cupboards.

Lounge

16' 11" x 14' 3" (5.16m x 4.34m)

Two double glazed windows to rear aspect, laminate floor, electric storage radiator.

Kitchen

9' 11" x 6' (3.02m x 1.83m)

Double glazed window to side aspect, stainless steel sink, laminate flooring, integrated oven, plumbing washing machine, space for fridge freezer.

Bedroom 1

16' x 8' 11" (4.88m x 2.72m)

Double glazed window to rear aspect, electric radiator, built in wardrobe.

Bedroom 2

7' 10" x 7' 8" (2.39m x 2.34m)

Double glazed window to rear aspect, electric radiator.

Bathroom

Tiled floor, part tiled walls, paneled bath, wc, wash hand basin.

Exterior

Allocated parking



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- Chain free
- Allocated parking
- Two bedrooms
- Family bathroom
- Top floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX108497 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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