









## 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 Comprises Of: Entrance Hall**

Two Storage cupboards, laminate floor.

## Lounge

16' 9" x 14' 1" ( 5.11m x 4.29m )

Two double glazed windows to rear aspect, laminate floor.

#### **Kitchen**

9' 10" x 5' 11" ( 3.00m x 1.80m )

A range of wall and base units with complimenting worktops, sink unit, laminate floor, space for fridge freezer, plumbing for washing machine.

#### **Bedroom 1**

13' 9" x 8' 10" ( 4.19m x 2.69m )

#### **Bedroom 2**

8' 2" x 7' 10" ( 2.49m x 2.39m )

Double glazed window to rear aspect, laminate floor.

#### **Bathroom**

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

#### **Exterior**

To the rear of the property is allocated parking.





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## **Ottawa Court, Broxbourne**

- Chain Free
- Allocated parking
- Two bedrooms
- Family bathroom
- first floor

### Tenure: Leasehold EPC Rating: Awaited

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







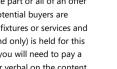


Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BRX108536



Property Ref: BRX108536 - 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.



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