



Sorbus Road, Broxbourne EN10 6GD



welcome to

Sorbus Road, Broxbourne

William H Brown are delighted to offer for sale this larger than average one double bedroom apartment, which also benefits from a balcony and allocated parking. An early internal inspection is highly recommended.

Accommodation Comprises Of:

Entrance Hall Electric heater, laminate floor.

Lounge

16' 6" x 11' 1" (5.03m x 3.38m) French doors to balcony, laminate floor, electric heater.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m) Double glazed window to side aspect, a range of wall and base units with complimenting worktops, sink unit, plumbing for washing machine, part tiled walls, integrated oven, laminate floor. integrated fridge freezer.

Bedroom 1

14' 5" max x 8' 10" max (4.39m max x 2.69m max) Double glazed window to front aspect, laminate floor, fitted wardrobe, electric heater.

Bathroom

Part tiled walls, vanity sink unit, laminate floor, chrome heated radiator, paneled bath.

Exterior

Allocated parking.





















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- One double bedroom
- Lovely condition throughout
- Allocated parking
- Living room
- **Popular** location

Tenure: Leasehold EPC Rating: B Council Tax Band: C Service Charge: 1625.00 Ground Rent: 225.00 This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Total floor area 46.8 m² (504 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:

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 BRX109143 - 0004 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.

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

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.

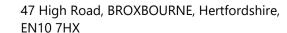
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