



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 apartment with an additional spare room situated in a popular residential location. An early internal viewing is recommended to avoid missing out.

Accommodation Comprising Of Entrance Hall

Laminate floor, two cupboards

Lounge

11' 9" max x 8' 10" max (3.58m max x 2.69m max)

Double glazed window to rear aspect, laminate floor, radiator.

Kitchen

10' 2" max x 5' 11" max (3.10m max x 1.80m max)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, plumbing for washing machine, integrated oven, induction hob, extractor fan, plumbing for dishwasher, sink unit, laminate floor.

Bedroom 1

16' 1" max into cupboard x 8' 6" max (4.90m max into cupboard x 2.59m max)

Double glazed window to rear aspect, cupboard, radiator.

Bedroom 2

10' x 7' 7" (3.05m x 2.31m)

Double glazed window to rear aspect, radiator.

Bedroom 3

7' 10" max into bay window x 6' 7" max (2.39m max into bay window x 2.01m max)

Double glazed bay window to rear aspect, radiator.

Bathroom

Double glazed window to front aspect, paneled bath, wc, wash hand basin, radiator, part tiled walls tiled floor, overhead shower.

Exterior

1 Allocated parking space





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- Chain free
- Close to Brookfield farm and Cheshunt town centre
- Two bedrooms
- Family bathroom
- Popular location

Tenure: Leasehold EPC Rating: C

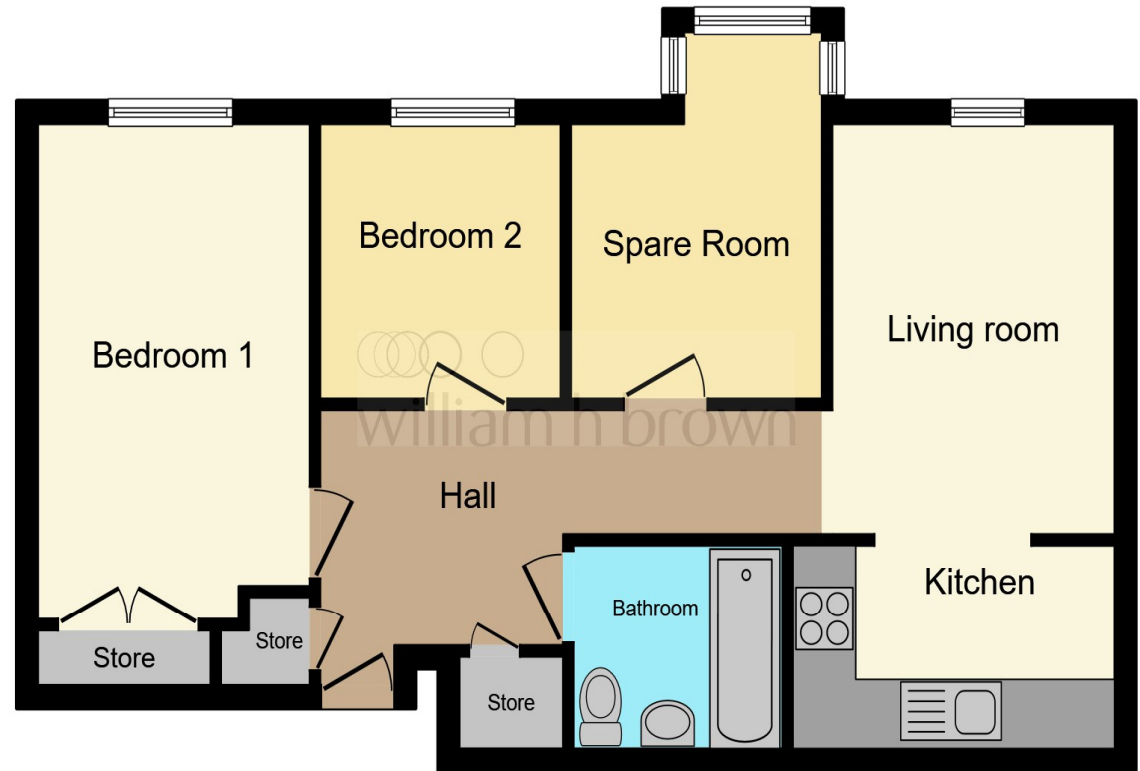
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2003.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Total floor area 54.7 m² (589 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:
BRX109186 - 0008

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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