



Shepherds  
Property Sales & Lettings

Wharf Road | Broxbourne | EN10 6HZ | £250,000



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# Wharf Road | Broxbourne | EN10 6HZ

**Council: Broxbourne Brough Tax Band: C**

A gas centrally heated top floor apartment is available for an early CHAIN FREE sale. The property includes Two bedrooms, a bright Lounge/ Diner, Modern Kitchen with integrated appliances and a large shower room. Externally there is a garage en bloc, residents parking and with well kept communal gardens. Wormley High Street is within a short walking distance of the property which offers a selection of local bus services,shops and amenities. Broxbourne overground rail station is also with a short drive or bus ride away offering frequent rail services into London Liverpool Street. Lea Valley regional Park is also close by which offers miles on both walking and cycle tracks and leisure facilities.

In our opinion the property provides an ideal First Time or investor Buy To Let purchase.

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## Leasehold

Lease 999 years granted 25th March 1969 ( 944 years un expired)

Service charges £1648.00 per annum Paid by monthly instalments over 10 months ' £164.80 per month

- Two Bedrooms
- Large Lounge/Diner
- Chain Free
- New Carpets
- Modern Kitchen
- Gated Parking
- Gas Central Heating
- Modern Shower Room
- Garage





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

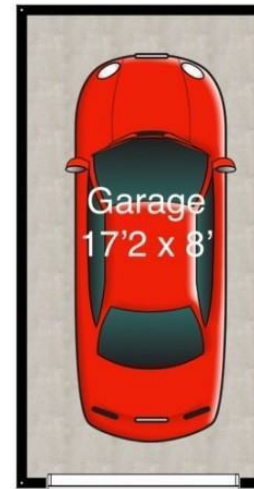




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## Wharf Road Wormley



### Rooms:

Communal  
Entrance

Second Floor

Front Door

Entrance Hall  
16'11" x 3'10"  
(5.16 x 1.17)

Living Area  
21'10" x 11'9"  
Max (6.65 x 3.58  
Max)

Dining Area  
7'3" x 7'2" (2.21 x  
2.18)

Kitchen  
10'4" x 7'0" (3.15  
x 2.13)

Bedroom One  
10'2" x 9'10" Max  
(3.10 x 3.00 Max)

Bedroom Two  
10'2" x 7'4" (3.10  
x 2.24)

Bathroom  
8'5" x 7'0" Max  
(2.57 x 2.13 Max)

Storage  
7'0" x 2'8" (2.13 x  
0.81)

Exterior

Garage

This floor plan is for guidance only and may not be accurate, The fixtures and floor coverings are for guidance only and will not be included in the contract.

Shepherds Estate Agents Ltd have covered this floor plan under the Copyright Act 1988 and can not be used or amended without written consent.

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