



Shepherds
Property Sales & Lettings



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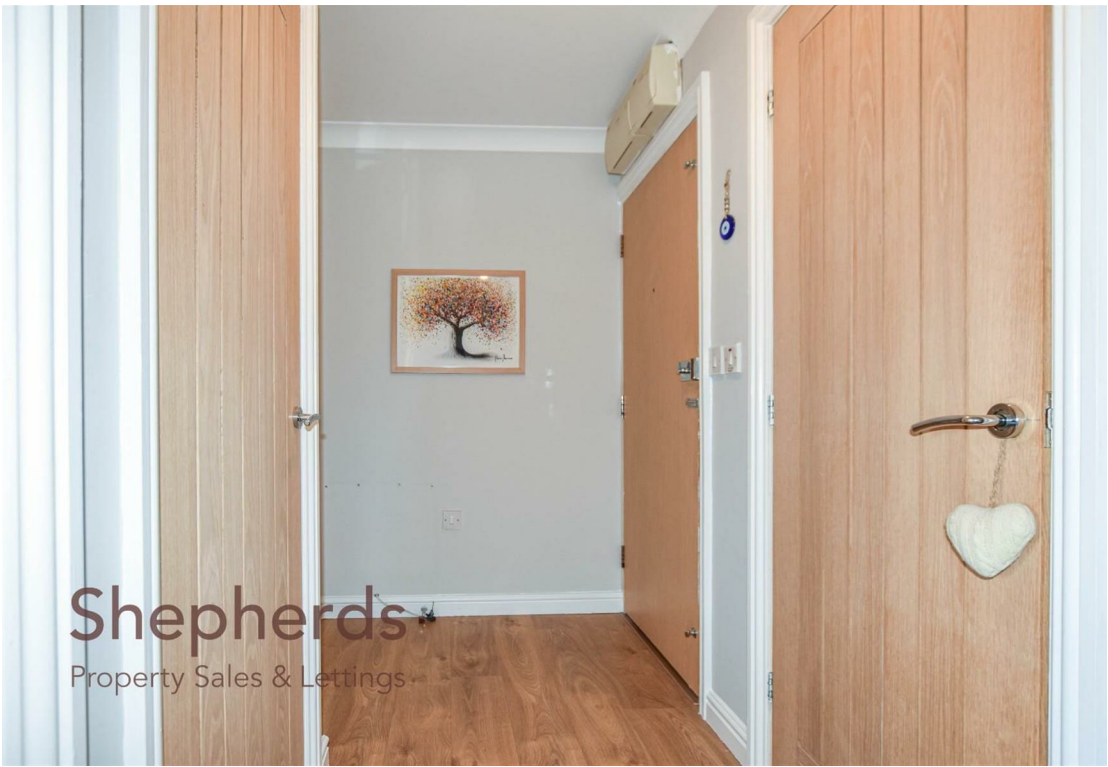
Vancouver Road | Broxbourne | EN10 6FB | £219,995



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A well proportioned one bedroom first floor flat positioned on the edge of a popular development located on the Broxbourne / Cheshunt borders. The property is conveniently close to the Brookfield centre and its choice of well known branded shops, super markets and local bus services. Access to the A10 and M25 road links are also within a short distance.

The property has a long lease and offers well proportioned accommodation, comprising of: entrance hall, open plan lounge diner, kitchen, double bedroom with built in wardrobe, modern tiled bathroom, as well as, double glazing throughout, an allocated parking bay and residents security door entry system.

We are advised the lease is circa 104 years, ground rent £100 per year and current service charges is £131 per month, (includes water bill and building insurance).

Closest Train Stations By Postcode: Cheshunt (1.4 mi), Broxbourne (1.8 mi), Theobalds Grove (2.2 mi).

- Chain Free
 - Double Glazed
 - Broxbourne / Cheshunt Border
- Long Lease
 - Electric Heating
 - Large Bedroom With Built In Wardrobes
- Allocated Parking Bay
 - Door Entry System



Communal Entrance with Entry Phone

First Floor

Front Door

Entrance Hall

10'0" x 5'8"

Living/ Dining Room

17'1" x 11'5" max

Kitchen

9'0" x 7'0"

Bedroom

12'7" + wds x 9'0"

Bathroom

6'10" x 5'7"

Storage Cupboards

Long Lease Of 104 Years Unexpired

Allocated Parking Bay



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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
C



Vancouver Road Turnford, Broxbourne



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Parking Space

This floor plan is for guidance only and may not be accurate. Shepherds have added fixtures and fittings as a visual guide only and they will not be include in any sales contract.

The floor plan is covered by the Copyright Act 1988 and may not be used or reused without consent from Shepherds Estate Agents Ltd



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FINE & COUNTRY

