KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



44 Buryholme

Wormley EN10 6PE

Price £220,000

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*** Extended Lease and Chain Free*** Kirby Colletti are pleased to offer this First Floor Two Bedroom Apartment ideally situated with easy access to all local amenities including Shops, Schooling, Bus Services, Broxbourne Railway Station, providing fast and direct services into London Liverpool Street. The Lea Valley Regional Park is also close by, offering a wealth of countryside, walking and recreational facilities.

The property benefits from Security Entry System, uPVC Double Glazing, Lounge, Kitchen, Bathroom, En Block Garage and Communal Gardens.






Accommodation
Communal front door via entry phone to communal entrance hall with stairs to first and second floors. Front door to:

Entrance Hall
10'1 x 4'10 (3.07m x 1.47m)
Wall mounted entry phone. Wall mounted thermostat. Door to:

Lounge
16 x 10'2 (4.88m x 3.10m)
Front aspect uPVC double glazed window. Wall mounted thermostat. Television aerial point. Doorway to:

Kitchen
11'7 x 6'4 (3.53m x 1.93m)
Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard.

Bedroom One
12'2 x 9'1 (3.71m x 2.77m)
Rear aspect uPVC double glazed window. Fitted wardrobes to one wall. Wall mounted thermostat.

Bedroom Two
10'9 x 6'10 (3.28m x 2.08m)
Rear aspect uPVC double glazed window. Wall mounted thermostat. Cupboard housing fuse board.

Bathroom
7 x 5'10 (2.13m x 1.78m)
Side aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Pedestal wash hand basin. Low level W.C. Airing cupboard.

Exterior
Communal gardens.

En Block Garage
Up and over door.

Agents Note
Lease: 176 Years remaining.
Zero Ground Rent.
Service Charge: £1,738.20 Per Annum.
COUNCIL TAX: Borough Of Broxbourne. Band C

Road Map



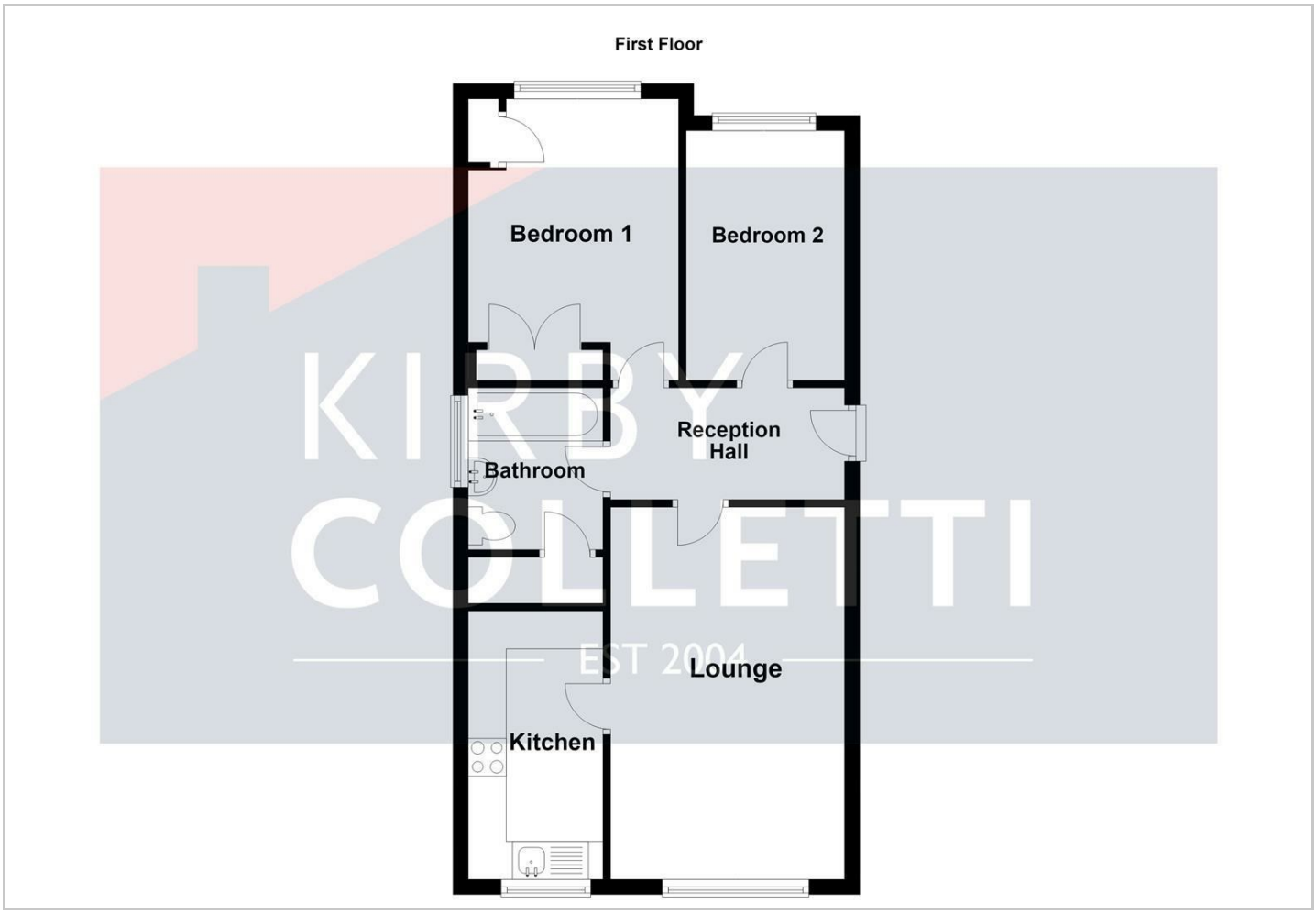
Hybrid Map



Terrain Map



Floor Plan

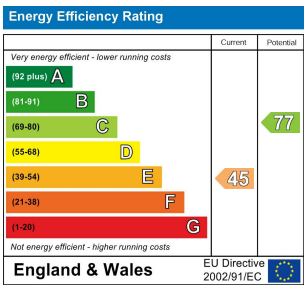


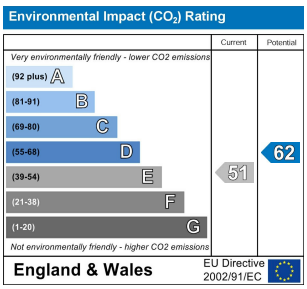
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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