



 paulwallace

Ottawa Court, Turnford, EN10 6FL |  
£244,995 | Leasehold

Ottawa Court, Turnford, EN10 6FL

**\*\*CHAIN-FREE\*\*** A BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND-FLOOR FLAT Situated in the popular CANADA FIELDS development. Originally a one bedroom apartment which has been converted to two bedrooms. The property is bright and spacious with LOUNGE, a well-appointed KITCHEN, modern BATHROOM and ALLOCATED PARKING.

### Key features

- Chain-Free
- Two Bedrooms
- Ground Floor Flat
- Well Presented
- Modern Bathroom
- All Electric Energy
- Security Entry System
- Annual Service Charge £1,680

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

103 Years

Annual Service Charge & Ground Rent

SC - £1,680

GR - £100



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

**Paul Wallace**  
estate agents

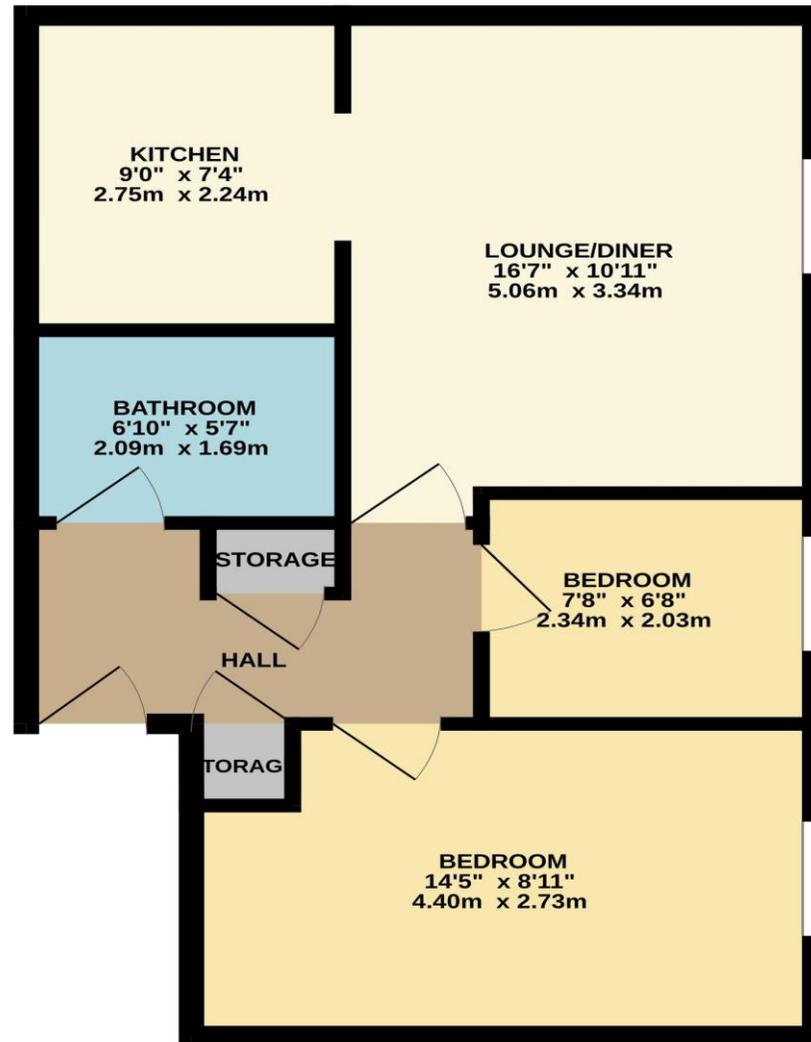
Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.







GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA ; 502 sq.ft. (46.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.