



Watery Lane, Turnford Broxbourne EN10 6GF

welcome to

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William H Brown are delighted to offer this beautifully presented spacious two bedroom ground floor apartment to the market situated in a popular residential development. We strongly advise an internal inspection to appreciate the size and presentation of this property.

Accommodation Comprises Of: Entrance Hall

Laminate floor, radiator, storage cupboard.

Lounge

13' max x 11' max (3.96m max x 3.35m max)

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

Kitchen

8' 8" max x 8' 7" max (2.64m max x 2.62m max)

Double glazed window to side aspect, a range of wall and base units with complimenting worktops, integrated dishwasher, plumbing for washing machine, part tiled walls, vinyl flooring.

Bedroom 1

13' 9" max x 11' 4" max (4.19m max x 3.45m max)

Double glazed window to front aspect, laminate floor, radiator, storage cupboard.

En-Suite

Tiled floor, part tiled walls, shower cubicle, double glazed window to side aspect, radiator, wash hand basin, wc.

Bedroom 2

11' 6" x 9' (3.51m x 2.74m)

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

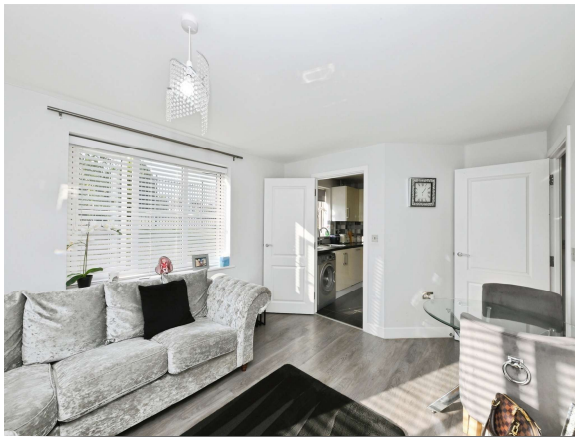
Bathroom

Tiled floor, part tiled walls, radiator, paneled bath, wc, wash hand basin.

Exterior

Allocated parking





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- Two bathrooms
- Two double bedrooms
- Allocated parking
- Popular location
- Good lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2010.

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

£280,000



Total floor area 67.4 m² (726 sq.ft.) approx

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BRX109280 - 0007

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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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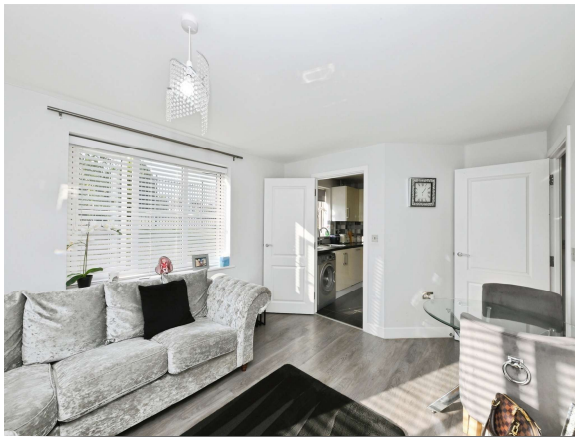
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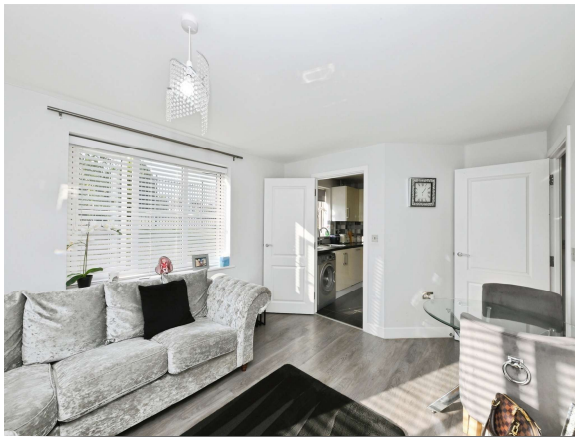
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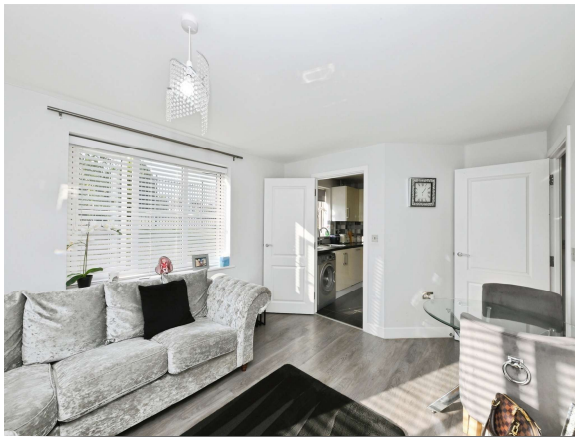
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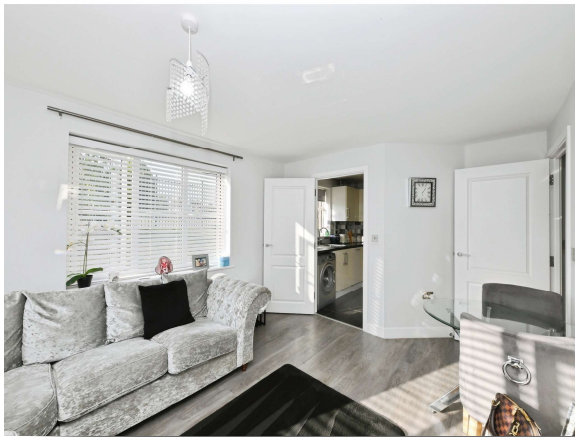
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