

Shepherds
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Ottawa Court I Broxbourne I EN10 6FL I £209,995


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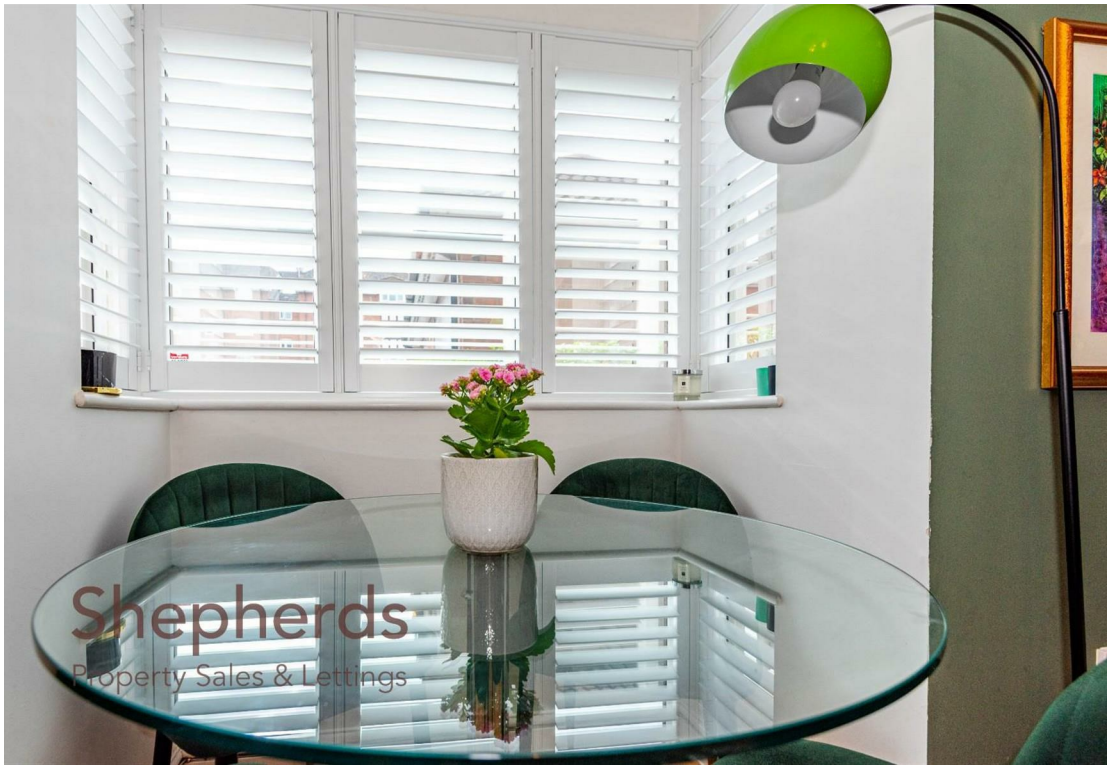
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Nestled in the desirable area of Ottawa Court, Broxbourne, this charming one-bedroom ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 480 square feet, the property is situated within a purpose-built block, constructed in 2004, ensuring modern living standards.

As you enter, you are greeted by a central hallway with doors leading off. A spacious living room provides an inviting atmosphere, ideal for both relaxation and entertaining. The fitted kitchen is well-equipped, making meal preparation a delight. The bedroom features a walk-in wardrobe, providing ample storage space and adding a touch of luxury to your daily routine.

The flat benefits from double glazing, ensuring a warm and quiet environment, while the economy seven heating system offers energy efficiency, keeping your utility bills manageable. Additionally, the property includes allocated parking for one vehicle, a valuable asset in this bustling area.

Located in close proximity to The Brookfield shopping centre, residents will enjoy easy access to a variety of shops, restaurants, and amenities, making daily life both convenient and enjoyable.

This property is an excellent opportunity for first-time buyers or those looking to downsize, and we highly recommend scheduling a viewing to fully appreciate all that this lovely flat has to offer.

The property has a lease that runs until March 2128 (101 years remaining) Ground Rent £100 per annum, Maintenance £1761.88 per annum to include Water Rates and Building Insurance. The property benefits from Mains Electric Water and drainage. There is a communal bike store and bin store

- Ground Floor Apartment
- Modern Fitted Kitchen
- Walk in Wardrobe
- Electric Heating
- Modern Bathroom
- Parking Space
- Double Glazed Windows
- Double Bedroom with wardrobes
- Riverside Walks





Communal Entrance Door

Communal Hallway

Entrance Door

Reception Hall
10'8 x 5'9

Storage Cupboard

Living Room
13'10 x 12'9 into bay

Kitchen
9' x 7'5

Bedroom One
12'7 x 9' +wds

Walk in Dressing Room/ Study
7'3 x 4'1

Modern Bathroom
6'10 x 5'6

Exterior

Allocated Parking Space

Visitors Parking with Permit

Communal Bin Store

Communal Bike Store







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1 1 1 C

Tenure :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**C**


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Ottawa Court , Turnford, Broxbourne



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide and will not be included in any contract. The floor plan is covered by the copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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