



44 Buryholme

Wormley EN10 6PE

£229,950



*** 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.

Road Map



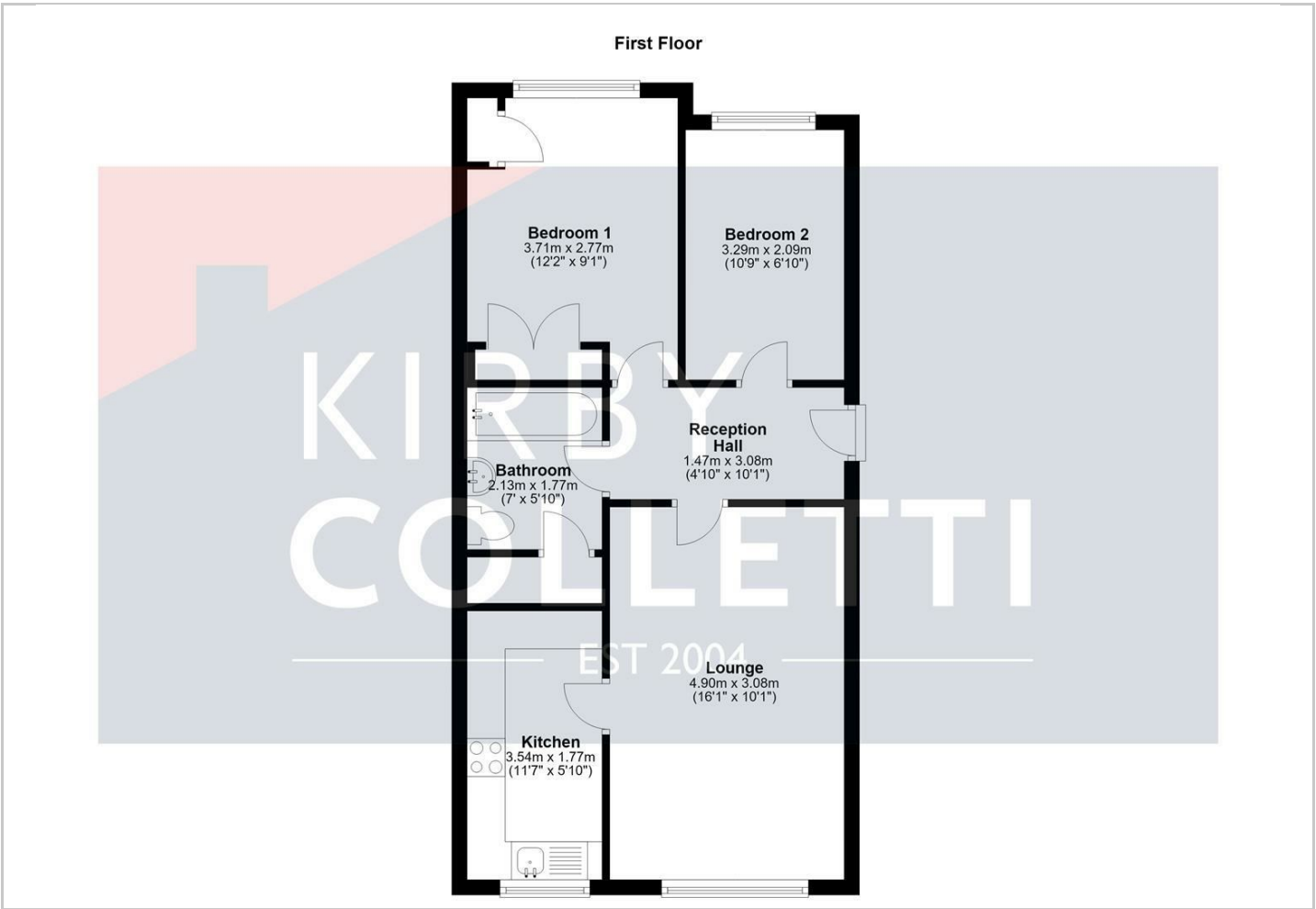
Hybrid Map



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.

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Energy Efficiency Graph

