



Sorbus Road, Broxbourne EN10 6GD

welcome to

Sorbus Road, Broxbourne

William H Brown are delighted to offer for sale this superb two bedroom apartment, situated within this attractive and popular block backing onto the Lea Valley Regional Park.



Accommodation Comprising Hallway

Laminate floor, cupboard, phone entry

Lounge

12' 5" x 15' (3.78m x 4.57m)

Double glazed doors with Juliet Balcony

Kitchen

9' 10" x 6' 8" (3.00m x 2.03m)

Fitted with a range of wall and base units, incorporating built in electric hob and oven, integrated fridge/freezer and space for a dishwasher.

Fitted stainless steel sink with drainer, tiled splashback and vinyl flooring.

Bedroom 1

8' 9" x 12' 2" (2.67m x 3.71m)

Including a built in wardrobe, laminate floor and double glazed window.

Bedroom 2

12' x 8' 2" (3.66m x 2.49m)

With a double glazed window and laminate floor

Bathroom

panel bath, wash hand basin, wc

En-Suite

Shower, wc, wash hand basin

Exterior

Allocated parking, communal gardens



view this property online williamhbrown.co.uk/Property/BRX109406



welcome to

Sorbus Road, Broxbourne

- Chain free
- Two bedrooms
- En-suite
- Living room
- Poular location

Tenure: Leasehold EPC Rating: C

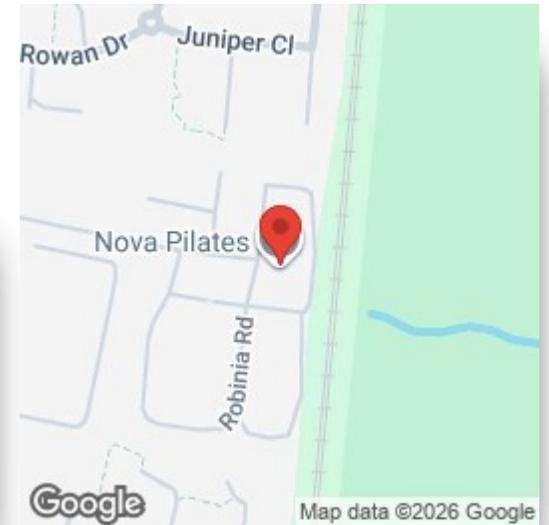
Council Tax Band: C Service Charge: 2700.00

Ground Rent: 224.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£245,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/BRX109406](https://www.williamhbrown.co.uk/Property/BRX109406)



Property Ref:
BRX109406 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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