



Sorbus Road, EN10 6GD
Turnford





kings
GROUP

Sorbus Road, EN10 6GD

This TWO DOUBLE BEDROOM TOP FLOOR PURPOSE BUILT APARTMENT is located in a cul-de-sac overlooking open park land within easy reach of the A10 / M25, both of which offer good road links to the surrounding areas. Local shops at The Brookfield Farm Shopping Centre are also easily accessible. The property benefits from having a long lease, security entryphone system along with allocated and visitor parking and loft access. The property is currently tenanted with an AST in place until September and achieves a rental of £1,100 PCM. The accommodation comprises two double bedrooms with an en-suite to bedroom one, lounge / diner with walk out balcony, fitted kitchen. In our opinion this property would make an ideal investment or first time purchase.

Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM APARTMENT, with its own PRIVATE BALCONY.

Upon entering the property, you are welcomed into a well-presented entrance hall, providing access to all rooms within the apartment. To the left of the entrance hall is the family bathroom, while to the right is the spacious master bedroom, which benefits from its own en-suite shower room. Straight ahead from the hallway is bedroom two, offering a versatile second bedroom that could also be used as a home office or guest room. Continuing through the apartment and bearing to the left, you enter the impressive open-plan lounge and kitchen. The living area provides plenty of space for both seating and dining, while the kitchen is conveniently positioned within the open-plan layout. From the lounge, there is direct access onto a private balcony, providing an excellent additional outdoor space.

The property also benefits from an allocated parking space, together with visitor parking available for guests. A security entry phone system provides controlled access into the communal areas. The apartment is offered with a 106-year lease, making this an attractive opportunity for those looking for a modern two-bedroom home with excellent practical features, including allocated parking, a balcony and an en-suite to the master bedroom.

£249,995



- **TWO BEDROOM APARTMENT**
- **CHAIN FREE**
- **EN-SUITE AND FAMILY BATHROOM**
- **INTERNALLY SPACIOUS**
- **EASY ACCESS TO A10 AND M25**

- **LEASEHOLD**
- **ALLOCATED AND VISITOR PARKING**
- **BALCONY**
- **CLOSE TO POPULAR SCHOOLS**
- **NEAR TO BROOKFIELD SHOPPING CENTRE**

Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Sorbus Road has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and businesses, in addition to local high street shops Sorbus Road is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops nearby, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Sorbus Road also offers fantastic commute links, with both Cheshunt and Broxbourne Station being under a 30-minute walk away. There are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes, and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. In addition to the public transport links, the A10 and M25 are also accessible in under 10 minutes.

Local Schools

With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Sorbus Road offers, you also have some of the areas most sought after and popular schools such as Longlands Primary School and Nursery, Wormley CofE Primary School, Churchfield Church of England Academy, The Broxbourne School, Broxbourne CofE Primary School and many more all within a short drive or walk away.

Additional Information

Council Tax Band - C

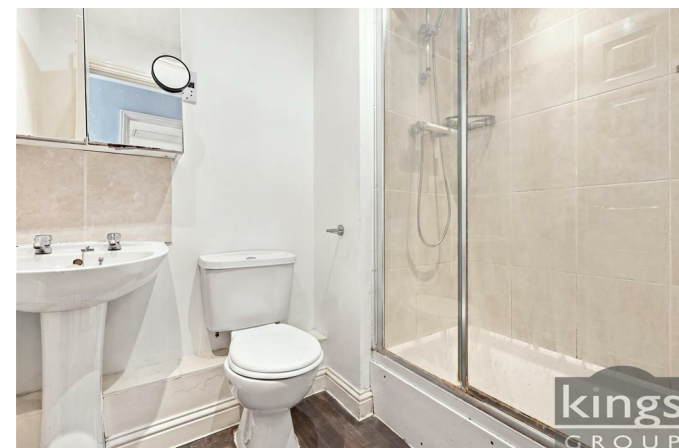
Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - Approx 106 Years Remaining

Service Charge - £2700 (Approx)

Ground Rent - £224 (Approx)





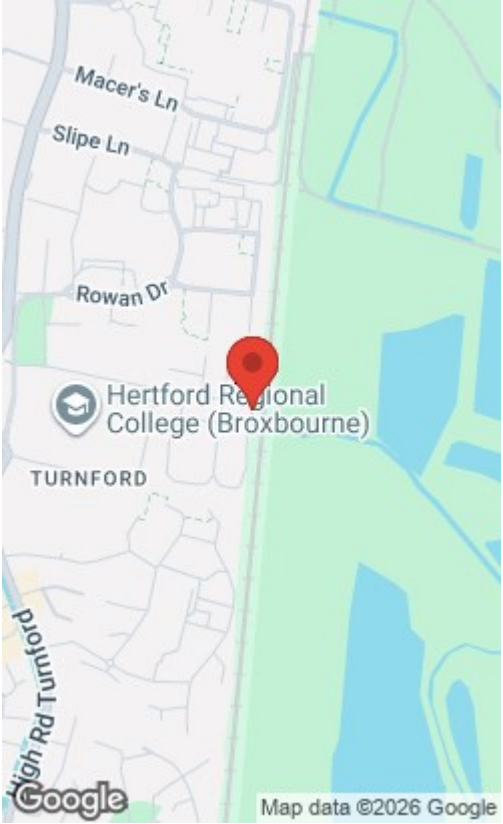
kings
GROUP



kings
GROUP

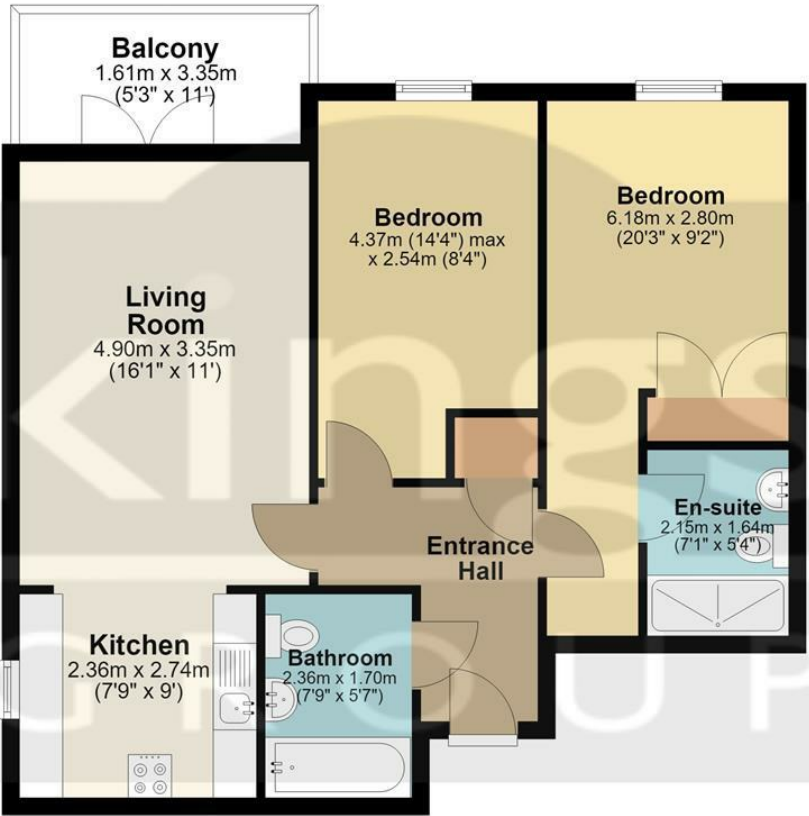


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Ground Floor

Approx. 62.5 sq. metres (673.1 sq. feet)
(excluding Balcony)



Total area: approx. 62.5 sq. metres (673.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Sorbus Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF

T: 01992 635735

E:

www.kings-group.net

