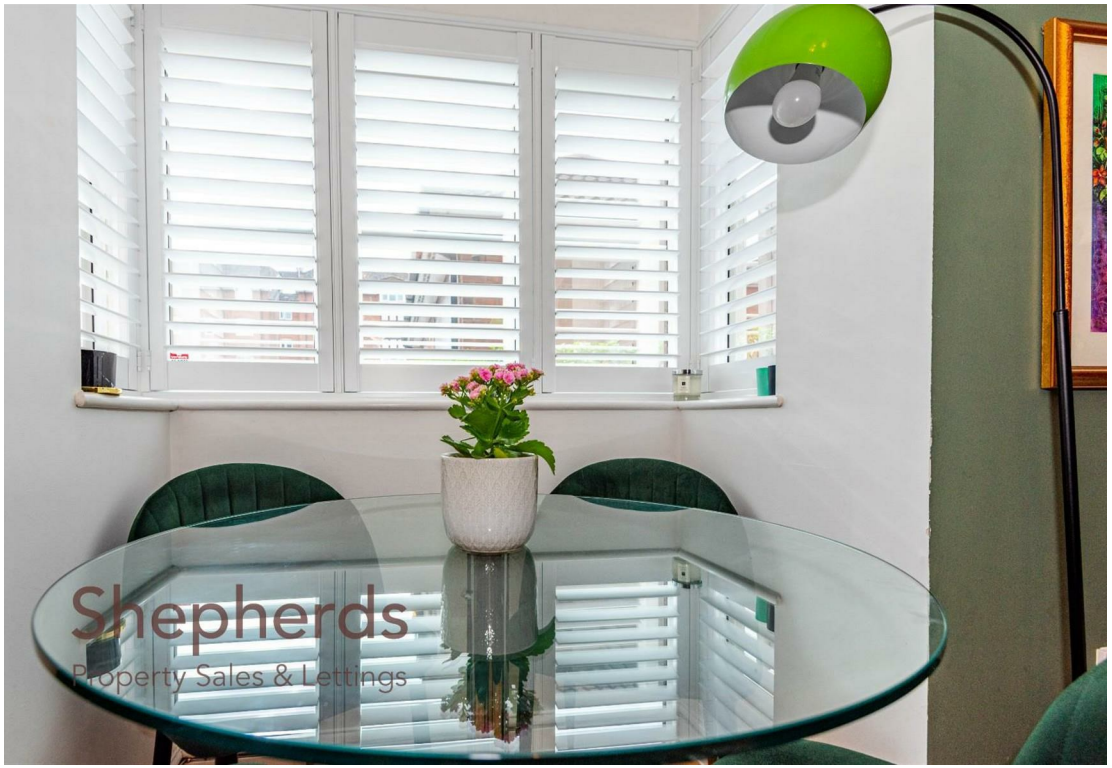


Shepherds
Property Sales & Lettings

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


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings

Ottawa Court I Broxbourne I EN10 6FL

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







Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

1 1 1 C

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


Shepherds
Property Sales & Lettings

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.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman