



**Sorbus Road, Broxbourne EN10 6GD**

**welcome to**

**Sorbus Road, Broxbourne**

William H Brown are delighted to offer for sale this superb chain free two bedroom ground floor apartment, situated within this attractive and popular block backing onto the Lea Valley Regional Park. An early viewing is a must!



**Accommodation Comprises Of;  
Entrance Hall**

wall panel heater, laminate floor, two storage cupboards.

**Lounge**

15' 5" x 12' 5" ( 4.70m x 3.78m )

French doors to front aspect, laminate floor, wall panel heater.

**Kitchen**

10' 2" x 6' 1" ( 3.10m x 1.85m )

A range of wall and base units with complimenting worktops, integrated oven, part tiled walls, laminate floor, integrated fridge freezer.

**Bedroom 1**

17' 1" x 8' 9" ( 5.21m x 2.67m )

Double glazed window to front aspect, wall panel heater, fitted wardrobe.

**En-Suite**

part tiled walls, vinyl flooring, shower cubicle, wc, wash hand basin, chrome heated radiator.

**Bedroom 2**

13' 2" x 8' 4" ( 4.01m x 2.54m )

Double glazed window to front aspect, shutter blinds, wall panel heater.

**Bathroom**

wc, wash hand basin, paneled bath, part tiled walls, vinyl flooring, chrome heated radiator.

**Exterior**

Allocated parking, a bike storage room in the block which is accessed by a pin pad for security.



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## Sorbus Road, Broxbourne

- Chain free
- Family bathroom and en-suite
- Living room
- Larger than average two bedroom apartment
- Ground floor

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1089.00

Ground Rent: 225.00

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.

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108985 - 0008

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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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