



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

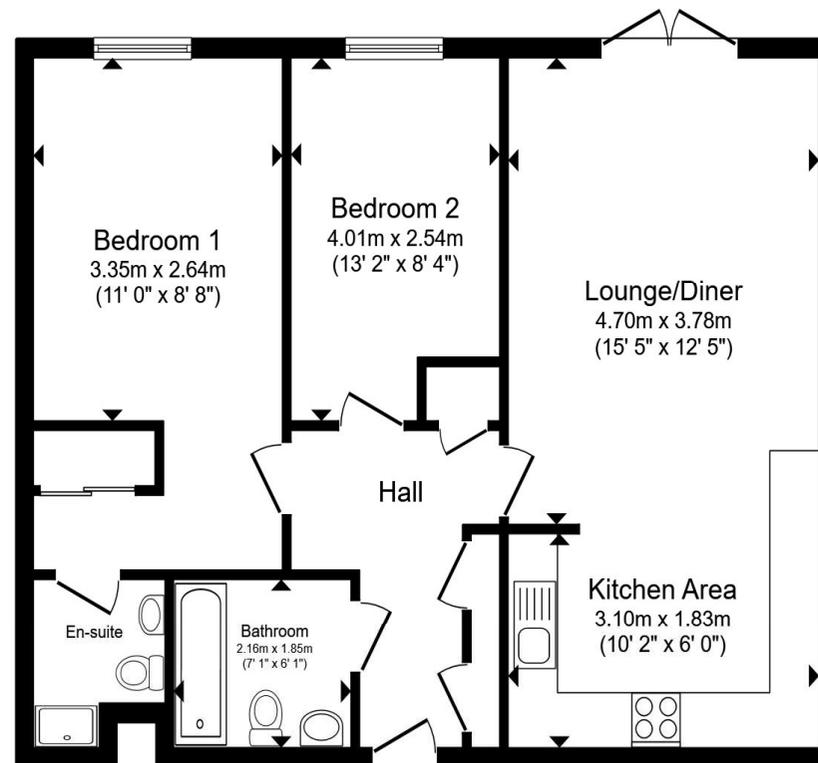
Tenure: Leasehold EPC Rating: D

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.

£280,000



Total floor area 72.0 m² (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRX108985 - 0006

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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