


## 2 bed apartment to buy in EN10

Sorbus Road, Turnford, Broxbourne, EN10 6GD

# £200,000 Starting Bid

x 2 x 2 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- TWO BEDROOM APARTMENT
- LEASEHOLD
- CHAIN FREE
- ALLOCATED AND VISITOR PARKING
- EPC Rating C

## Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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.

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)

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £224.00

Annual Service Charge Amount: £2,700.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Year built: 2010

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



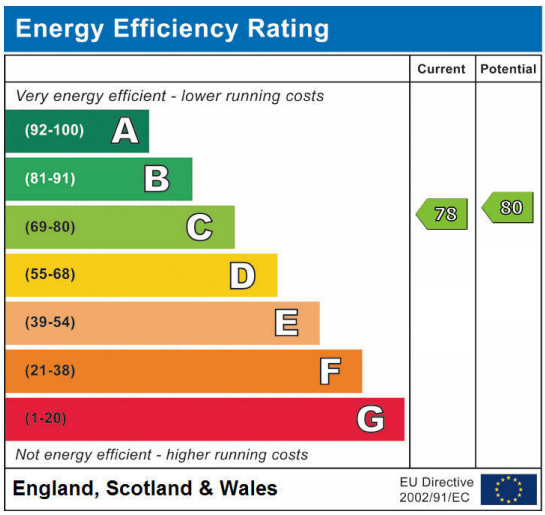

Total area: approx. 62.5 sq. metres (673.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

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Plan produced using PlanUp.

**Sorbus Road**




Sorbus Road, Turnford, Broxbourne, EN10 6GD

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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