



Sorbus Road, Turnford | EN10 6GD

£225,000 | Leasehold

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**ONE BEDROOM GROUND FLOOR FLAT** benefitting from its own **OUTSIDE PATIO AREA** with allocated parking and and **ATTRACTIVE FITTED KITCHEN AND BATHROOM**. Also with a **LONG LEASE** and **DOUBLE GLAZED WINDOWS**.







**Entrance**

Communal entrance to own front door

**Entrance Hall**

Front door from the outside, storage heater, storage cupboard

**Lounge**

French doors at front to small patio area, tv point, storage heater, opening to kitchen

**Kitchen**

Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, built in oven and hob with extractor hood, integrated fridge freezer, washing machine, tiled splash backs, storage heater, window to side

**Bedroom**

Window to front, slimline heater, built in wardrobes

**Attractive Bathroom/WC**

Fitted with a white suite comprising panel enclosed bath with mixer taps and shower above, low flush w/c, pedestal wash hand basin, heated towel rail, extensive tiled walls

**Exterior**

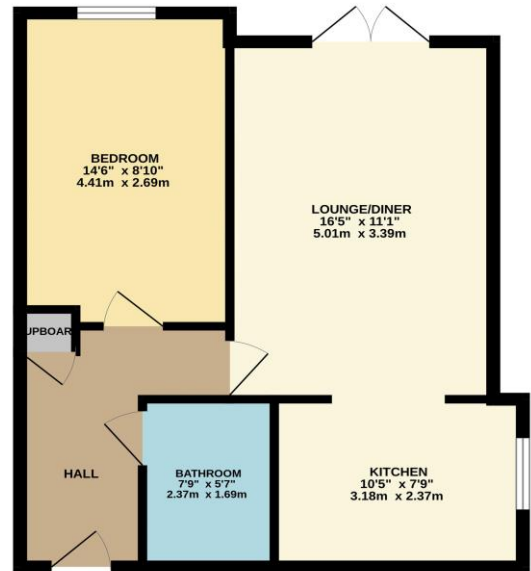
**Patio**

Small patio area accessed from lounge,

**Parking**

Allocated and casual parking available

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA - 503 sq ft (46.7 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/221

Lease Remaining	110 Years
Service Charge	£1600 per year
Ground Rent	£225 per year
Council Tax	C
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.