



 paulwallace

Vancouver Road, Broxbourne | EN10 6FF

£199,995 | Leasehold

 paulwallace

**ONE BEDROOM** upper floor flat in a popular development close to local amenities and near **THE NEW RIVER**, **SPACIOUS LOUNGE**, kitchen, **BATHROOM**, long lease and **ALLOCATED PARKING**.



 paulwallace



 paulwallace



**Entrance Hall**

Own front door from communal entrance, security entry system, storage heater, doors off:

**Bedroom**

Window, storage heater

**Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer taps and hand shower attachment above, pedestal wash hand basin with mixer taps and cupboard below, low flush w/c, extractor fan

**Lounge/Diner**

Window, storage heater, tv point, arch to kitchen

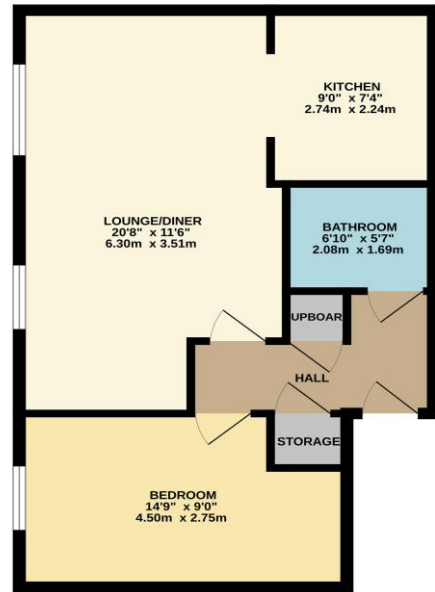
**Kitchen**

Fitted with a range of wall and base units with work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, integrated oven and hob with extractor above, space for fridge freezer, space for washing machine

**Exterior**

With allocated parking

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq ft. (48.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 02024

Lease Remaining	180 Years
Service Charge	£851 pa
Ground Rent	NIL
Council Tax	C
EPC Rating	B

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

[www.paulwallace.co.uk](http://www.paulwallace.co.uk)



paulwallace

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.