



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



LANDAU WAY, BROXBOURNE, TURNFORD

We are delighted to offer for sale this well presented & spacious two bedroom ground floor flat. Great purchase for 1st time buyer or rental investor. Ideally located for access to the A10 & Brookfield Farm shopping centre. With easy reach of local schools bus routes & British Rail

- Double Glazing
- Two bedrooms
- Communal Garden
- Gas Heating
- Bathroom
- Long Lease
- Lounge
- Ground Floor

£199,995 Leasehold

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



Entrance

Entrance via security entrance door to communal hallway with stairs to all floors. UPVC entrance door to:-

Hallway

Radiator. Laminate wood floor. Storage cupboard. Doors to:-

Kitchen

9'10 x 7'2

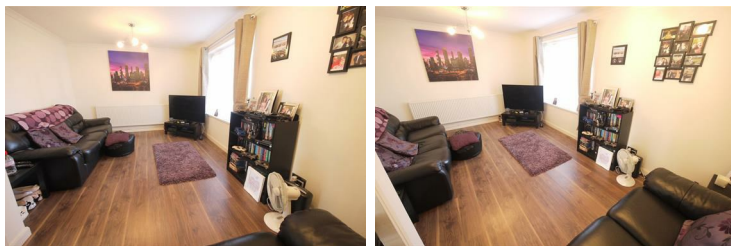
Double glazed window to side. Wall and base fitted units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. Tiled splash backs. Built in electric oven with four ring hob. Extractor fan over. Space for tall fridge and freezer. Plumbing for washing machine. Ceramic tiled floor. Wall mounted boiler.



Living Room

16'2 x 8'4.

UPVC double glazed window to front. Radiator. Laminate wood floor. Coving to ceiling. Door to:-



Bedroom 1

10'6 x 10'5.

Double glazed window to side. Radiator. Coving to ceiling.



Bedroom 2

8'4 x 8'1.

Double glazed window to front. Laminate wood floor.



Bathroom

Opaque double glazed window to side. Radiator. Extensively tiled walls. Ceramic tiled floor. Coving to ceiling. White suite comprising;- Low flush wc, pedestal wash hand basin, panel bath with mixer tap and shower attachment.



Exterior

Communal Parking

Lease

approx 99 years remaining

Service Charge

Approx £50 Per Calender Month

Ground Rent

£10 Per Annum