





## Vancouver Road, Turnford, EN10 6FB

**\*\*CHAIN-FREE\*\*** TWO BEDROOM, Top Floor Flat. The property benefits from double glazing, electric heating throughout and allocated parking. The interior of this property comprises a spacious living room, the modern fitted kitchen, Juliet balcony, bathroom, ample loft space and En-suite shower room to the main bedroom. Located close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Broxbourne & Cheshunt Train Stations & easy access to the A10 & M25.

### Key features

- Two Bedroom Flat
- Chain-Free
- Spacious Living Area
- Allocated Parking
- Fitted Kitchen
- En-Suite to Master Bedroom
- Security Entry System
- 103 Year Lease

### Property Information

Tenure  
Leasehold

Council Tax  
C

EPC Rating  
C

Local Authority  
Broxbourne Borough Council

Lease Length  
103 Years

Annual Service Charge & Ground Rent  
SC - £1,643.85      GR - £125



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### Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.