



Vancouver Road, EN10 6FB  
Turnford





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GROUP

## Vancouver Road, EN10 6FB

Kings Group are delighted to present this BEAUTIFUL, ONE BEDROOM SECOND FLOOR APARTMENT, ideal for first time buyers and being sold CHAIN FREE.

Upon entering the property, you are welcomed by a central entrance hall which provides access to all principal rooms. Straight ahead is the family bathroom, fitted with a modern suite. Continuing down the hallway and to the left, you will find the main bedroom, a comfortable double room benefitting from fitted wardrobes, offering excellent built-in storage.

The property then opens into a bright and spacious open-plan lounge/diner, providing a versatile living and entertaining space. From here there is access into the modern fitted kitchen, well arranged with a range of contemporary units and workspace.

Externally, the apartment benefits from allocated parking for one vehicle. The property is held on a 102-year lease and is offered to the market with no onward chain, allowing for a straightforward purchase.

£220,000



- ONE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- 102 YEAR LEASE
- TURN KEY CONDITION
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- LEASEHOLD
- ALLOCATED PARKING
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- SECOND FLOOR

#### Location

A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Vancouver 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 The Cedars 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

Vancouver 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

Local schools may be an important criteria in your search which in addition to the above that The Cedars 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.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

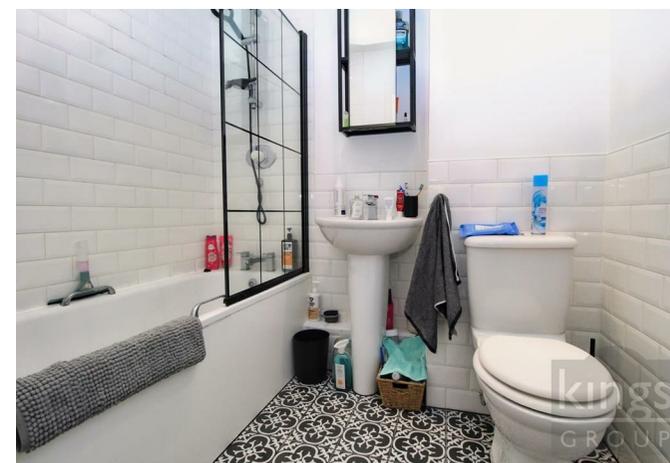
Flood Risk - Rivers & Seas: Very Low, Surface Water:

Very Low

Lease - Approx 102 Years Remaining

Service Charge - £1765 Per Annum

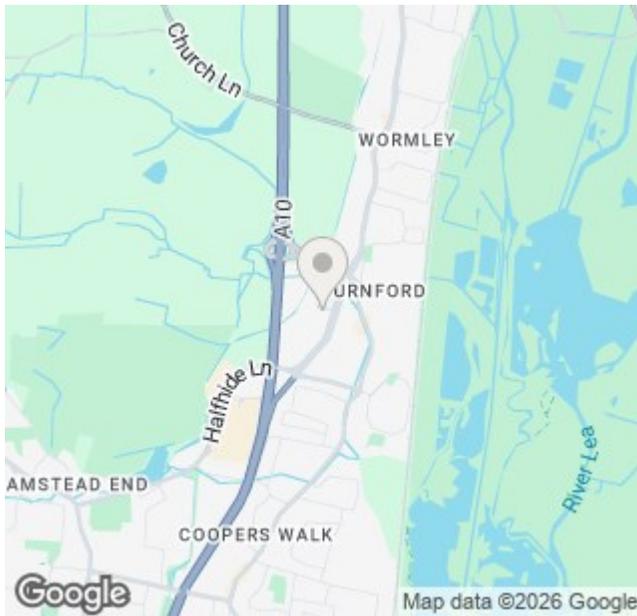
Ground Rent - £100 Per Annum



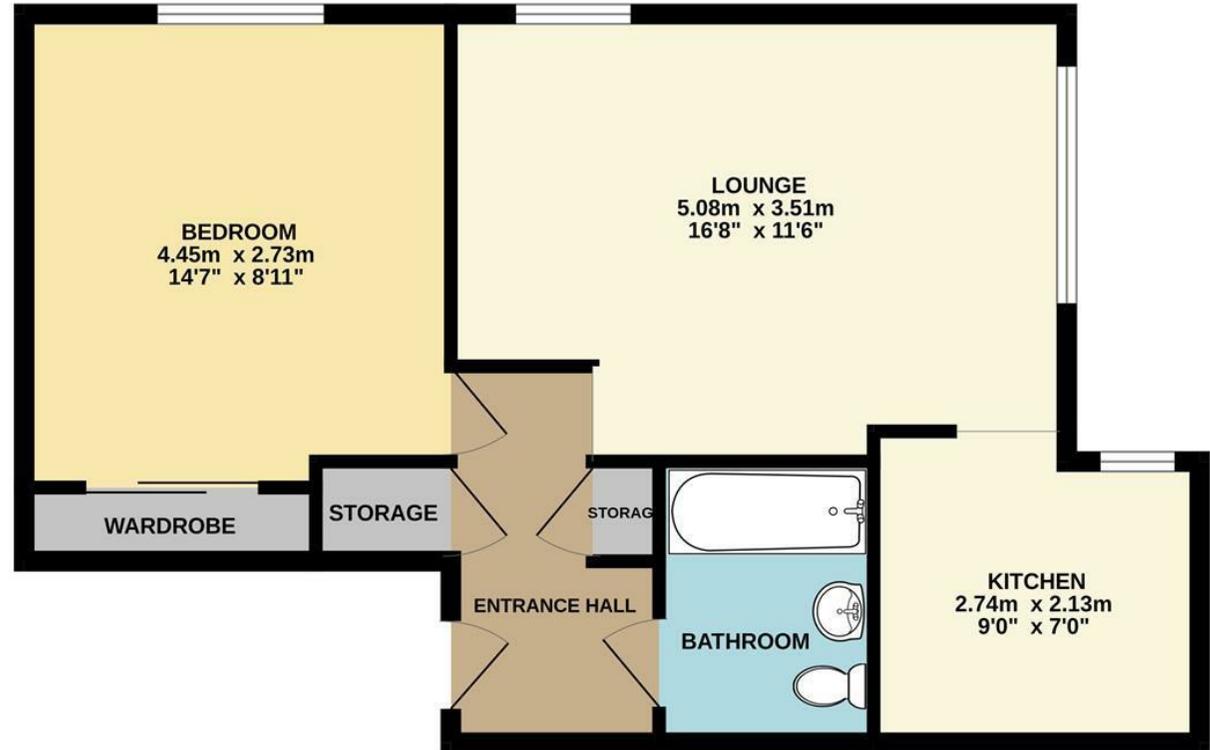


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GROUND FLOOR



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 is given as to their operability or condition. © Kings Group 2026

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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