



Rowan Drive, EN10
6HJ
Drayton

JUNIPER CLOSE
EN10

kings
GROUP



Rowan Drive, EN10 6HJ

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM APARTMENT FOR SALE IN THE EVER POPULAR EN10 POSTCODE.

Step inside this charming one-bedroom flat, offered with a 114-year lease and low monthly charges, making it a fantastic long-term investment or first home.

As you enter, you're greeted by a welcoming hallway with access to a large built-in storage cupboard—perfect for keeping things neatly tucked away. Down the hallway, you'll find a spacious reception room, ideal for both relaxing and entertaining. Just off the reception is a separate fitted kitchen, offering plenty of counter space and storage for all your cooking needs. The property boasts a generously sized master bedroom, large enough to accommodate additional furniture while maintaining a light and airy feel. Completing the layout is a family bathroom, finished with a clean and practical design. With its excellent proportions, abundance of storage, and low outgoings, this flat is a comfortable and convenient home in a well-maintained development.

£210,000



- ONE BEDROOM APARTMENT
- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- RESIDENT CAR PARK
- EASY ACCESS TO A10 AND M25

- CHAIN FREE
- 114 YEAR LEASE REMAINING
- LOW MONTHLY CHARGES
- CLOSE TO LOCAL SHOPS AND AMENITIES
- INTERNALLY SPACIOUS

Location

A new owner benefits from being surrounded by everything a home and family need for day to day life and future growth. Rowan Drive has easy access to local high street shops, popular restaurants, Tesco Supermarket, banks, cafes and many more high street shops and business, in addition to local high street shops Herongate is also a stone's throw away from Brookfield Shopping Centre. Not only does it have local shops near by, 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

Rowan Drive 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.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

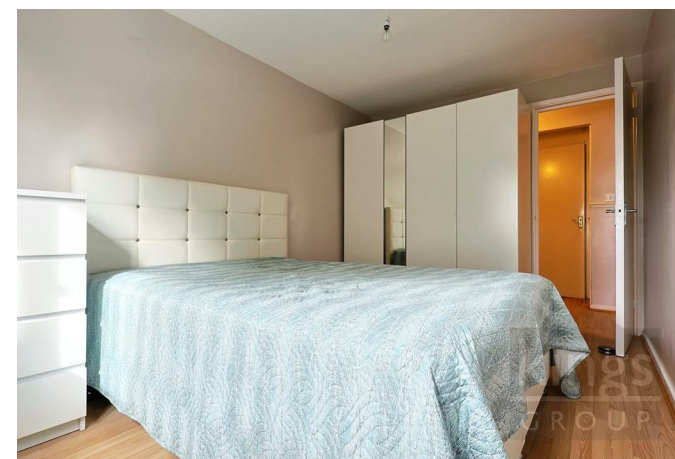
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

EPC Rating - D

Lease - Approx 114 Years Remaining

Service Charge - £1000 Per Annum

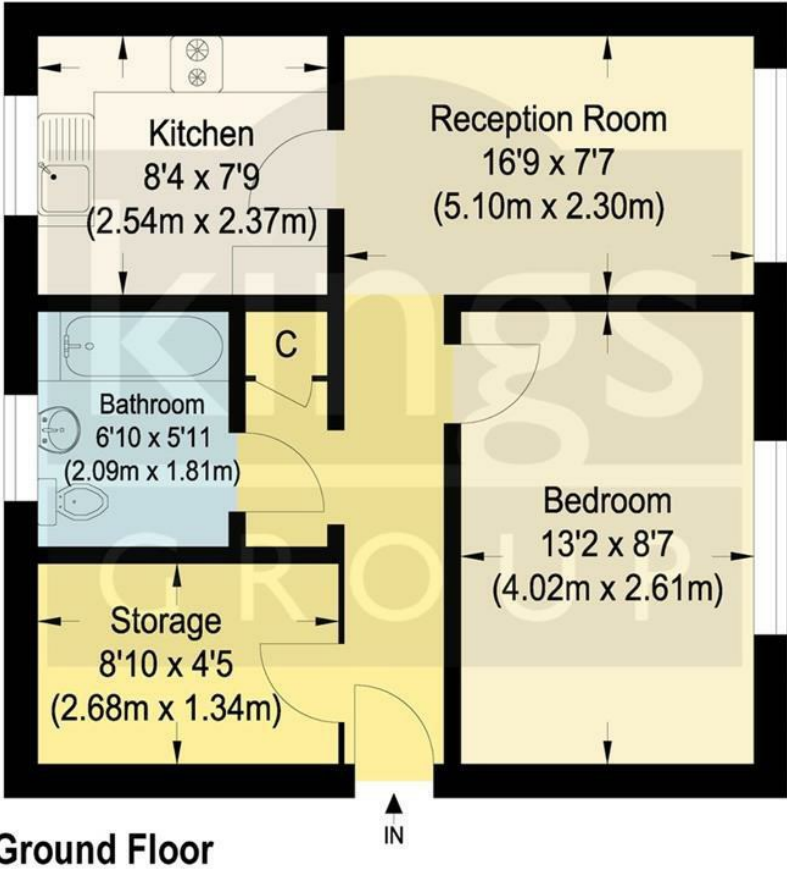
Ground Rent - £100 Per Annum





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.