

Watery Lane, EN10 6GF
Broxbourne

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Kings Group are delighted to present this SPACIOUS TWO BEDROOM FIRST FLOOR FLAT, an ideal home for any firth time buyer !.

This well-presented two-bedroom first floor apartment is accessed via a secure entry phone system, leading into a welcoming entrance hall. To the left of the hallway, you will find a useful dual storage cupboard, ideal for coats and household items.

Positioned to the left of the hall is a bright and spacious open plan living area, seamlessly incorporating a modern fitted kitchen, creating an ideal space for both relaxing and entertaining.Straight ahead from the hallway is the second bedroom, a well-proportioned room suitable for guests, a home office, or additional accommodation.

To the right of the hallway is the main bathroom, finished to a good standard, along with the generous master bedroom which benefits from its own en-suite shower room, offering added convenience and privacy.

Externally, the property further benefits from allocated parking. Additional features include gas central heating and a Juliette balcony along with a remaining lease of approximately 108 years. This property would make an excellent first-time purchase or investment opportunity.

£269,995









- TWO BEDROOM FIRST FLOOR FLAT
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING
- EN-SUITE TO MASTER BEDROOMS
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- LEASEHOLD
- 108 YEAR LEASE REMAINING
- GAS CENTRAL HEATING
- JULIETTE BALCONY
- TWO DOUBLE SIZED BEDROOMS

Location

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

Watery Lane 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 Watery Lane 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: Low, Surface Water: Very Low
Lease - Approx 108 Years Remaining
Service Charge - £1918.54 Per Annum
Ground Rent - £442.5 Per Annum







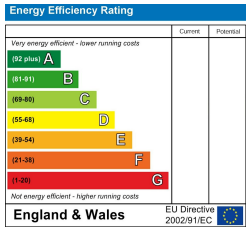

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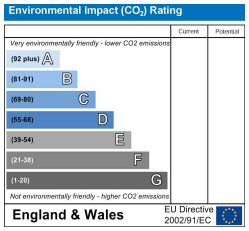

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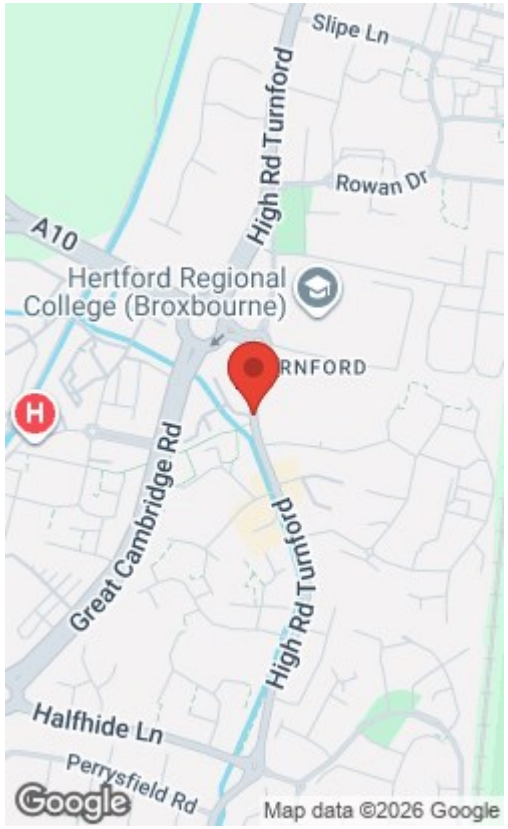






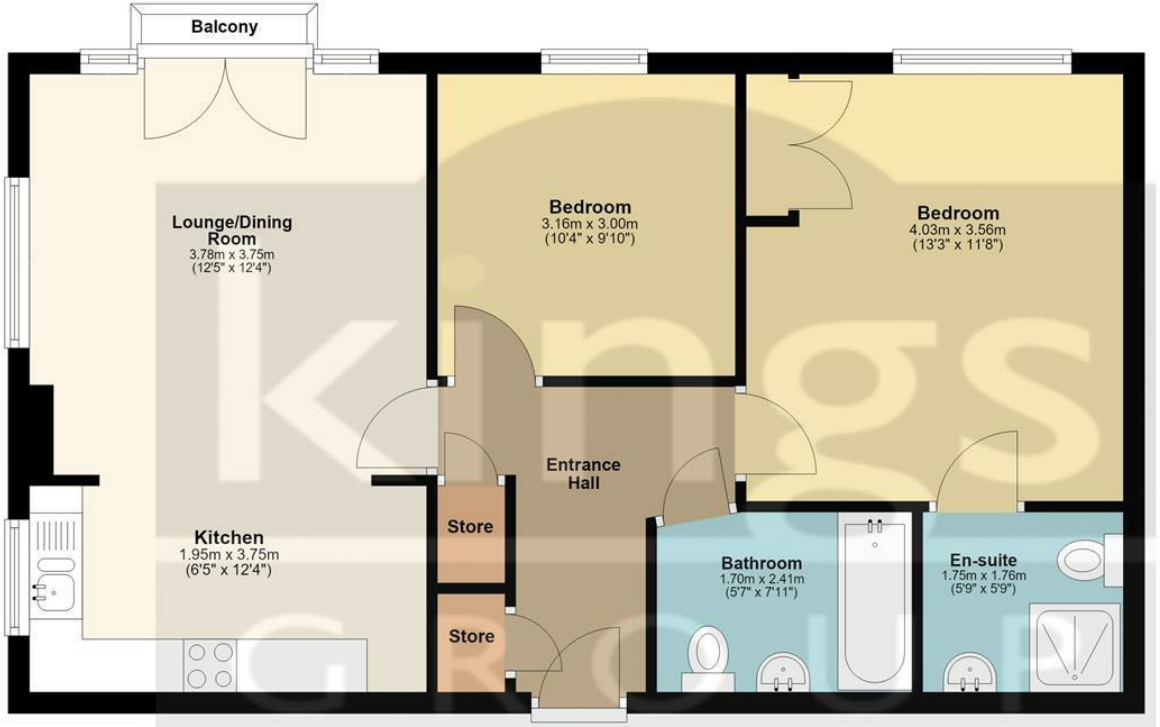






First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)
(excluding Balcony)



Total area: approx. 61.5 sq. metres (662.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Watery Lane

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9 Lynton Parade, Turners Hill, Cheshunt,
Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net