

Sorbus Road, EN10 6GD
Turnford

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This TWO DOUBLE BEDROOM TOP FLOOR PURPOSE BUILT APARTMENT is located in a cul-de-sac overlooking open park land within easy reach of the A10 / M25, both of which offer good road links to the surrounding areas. Local shops at The Brookfield Farm Shopping Centre are also easily accessible. The property benefits from having a long lease, security entryphone system along with allocated and visitor parking and loft access. The property is currently tenanted with an AST in place until September and achieves a rental of £1,100 PCM. The accommodation comprises two double bedrooms with an en-suite to bedroom one, lounge / diner with walk out balcony, fitted kitchen. In our opinion this property would make an ideal investment or first time purchase.

Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM APARTMENT, with its own PRIVATE BALCONY.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Upon entering the property, you are welcomed into a well-presented entrance hall, providing access to all rooms within the apartment. To the left of the entrance hall is the family bathroom, while to the right is the spacious master bedroom, which benefits from its own en-suite shower room.Straight ahead from the hallway is bedroom two, offering a versatile second bedroom that could also be used as a home office or guest room.Continuing through the apartment and bearing to the left, you enter the impressive open-plan lounge

By Auction £200,000









- **IMMEDIATE EXCHANGE OF CONTRACTS AVALIABLE**
- **CHAIN FREE**
- **EN-SUITE AND FAMILY BATHROOM**
- **SOLD VIA SECURE SALE**
- **EASY ACCESS TO A10 AND M25**
- **ALLOCATED AND VISITOR PARKING**
- **LEASEHOLD**
- **BALCONY**
- **TWO BEDROOM APARTMENT**
- **NEAR TO BROOKFIELD SHOPPING CENTRE**

Location
A new owner benefits from being surrounded by everything a home and family need for day-to-day life and future growth. Sorbus 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 Sorbus Road 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
Sorbus 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
With the property being ideal for a family, local schools may be an important criteria in your search which in addition to the above that Sorbus Road 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.

Additional Information
Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
Lease - Approx 106 Years Remaining
Service Charge - £2700 (Approx)
Ground Rent - £224 (Approx)

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’, and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







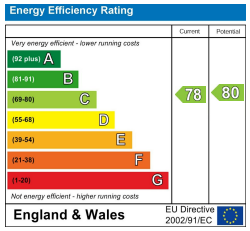


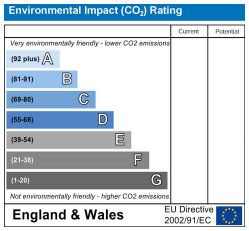

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Total area: approx. 62.5 sq. metres (673.1 sq. feet)

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.

Sorbus Road

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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