1 Marley Court Berners Way, Wormley, Broxbourne, Hertfordshire. EN10 6NL

£220,000 Leasehold

UNDER OFFER

WOODHOUSE
PROPERTY CONSULTANTS

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PROPERTY DESCRIPTION

Woodhouse are pleased to offer this 2-bedroom apartment, benefiting from a spacious lounge & two good-sized bedrooms. It is situated on the 1st (top) floor of this popular residential location in Wormley.

There is allocated parking and benefits from being close to the shops and eateries that Broxbourne has to offer. Broxbourne Station has regular and direct routes to London Liverpool Street. Brookfield Shopping Centre (with its massive and exciting regeneration project) and good road links including the A10, A414 and M25 are all also nearby.

Two points to note with this apartment:

(i) There are currently tenants in-situ. They are very flexible; if you are a First-Time Buyer you will be buying the apartment with vacant possession. If you are a BTL Investor, the tenants would be delighted to stay (rental income of £1,050 per month)

(ii) 58 year lease to be extend by owner at completion to 148 year lease with peppercorn ground rent or OFFERED AT £190K on current lease terms. Please do get in touch for further discussion / explanation should you wish.

Contact Woodhouse to arrange a viewing, access available with flexible hours.

FEATURES

- No chain
- 2 Bedroom Apartment
- Allocated parking
- Ideal for First-Time Buyer or Investor
- Close to amenities and station of Broxbourne
- Contact Woodhouse today
- 58 year lease to be extend by owner at completion to 148 year lease with peppercorn ground rent or OFFERED AT £190K on current lease terms

ROOM DESCRIPTIONS

Reception Room

5m x 3.5m (16' 5" x 11' 6")

Kitchen

2.6m x 2.6m (8' 6" x 8' 6")

Bedroom 1

3.9m x 3.5m (12' 10" x 11' 6")

Bedroom 2

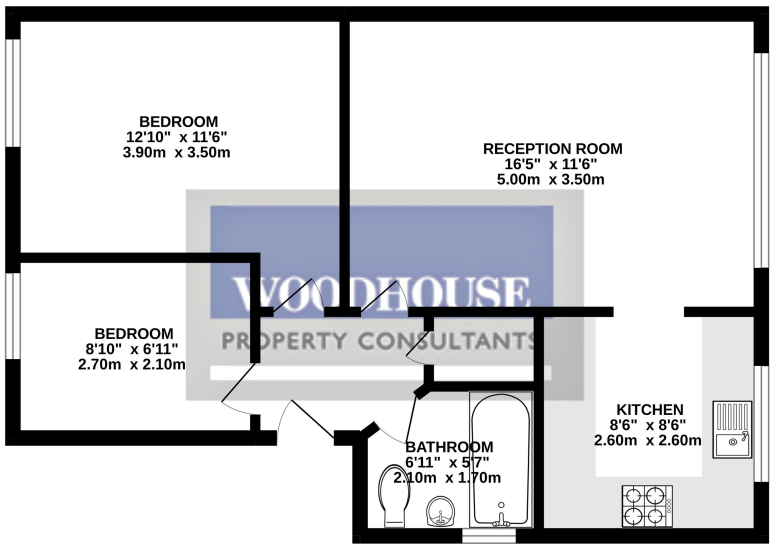
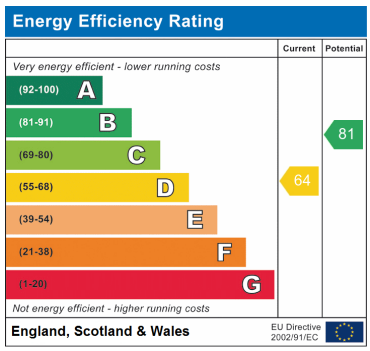
2.7m x 2.1m (8' 10" x 6' 11")

Bathroom

2.1m x 1.7m (6' 11" x 5' 7")

FLOORPLAN & EPC

Approx 50 sqm (535 sqf)



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 as to their operability or efficiency can be given.
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