

Marley Court, Wormley, Broxbourne, Hertfordshire. EN10 6NL

£185,000 Leasehold

UNDER OFFER



WOODHOUSE
PROPERTY CONSULTANTS

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PROPERTY DESCRIPTION

With no onward chain, Woodhouse is pleased to offer this 2-bedroom apartment, benefiting from a spacious lounge & two good-sized double bedroom. 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.

The flat is ideal for a First-Time Buyer or if you're a BTL investor the rental market is traditionally strong in this vicinity.

The property is for sale in 2 methods:

- i) The Property currently has a lease of 58 Years and offered at £185K giving a potential return based on a conservative rental of £1100/month a return of 7 pct/annum.
- ii) Alternately the freeholder is offering a voluntary extension to 148 Year lease with peppercorn ground rent. The seller will extend the lease on completion prior to sale, offered at £220K. Please do get in touch for further discussion / explanation should you wish.

Contact Woodhouse today to come and see for yourself what this property has to offer you!

FEATURES

- No chain
- 2 Bedroom Apartment
- Allocated parking
- Ideal for First-Time Buyer or Investor
- Option to purchase with extended lease should you prefer
- Close to amenities and station of Broxbourne
- Contact Woodhouse today



ROOM DESCRIPTIONS

Reception

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

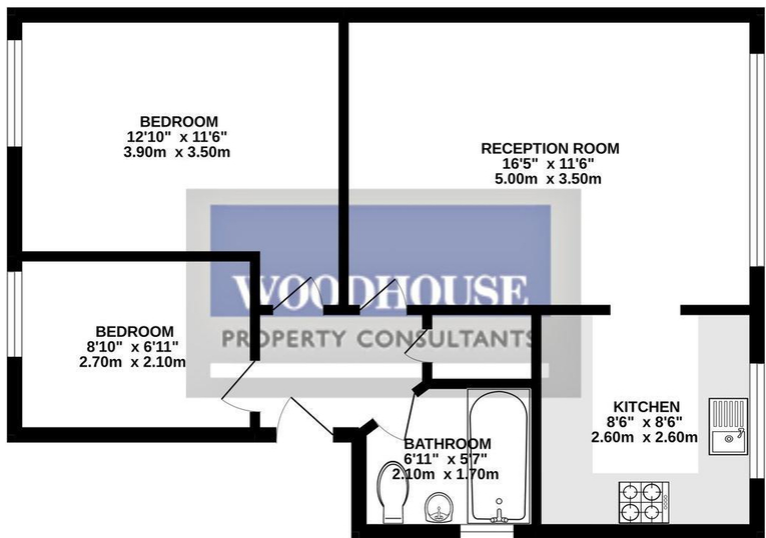
2.7m x 2.1m (8' 10" x 6' 11")

Bathroom

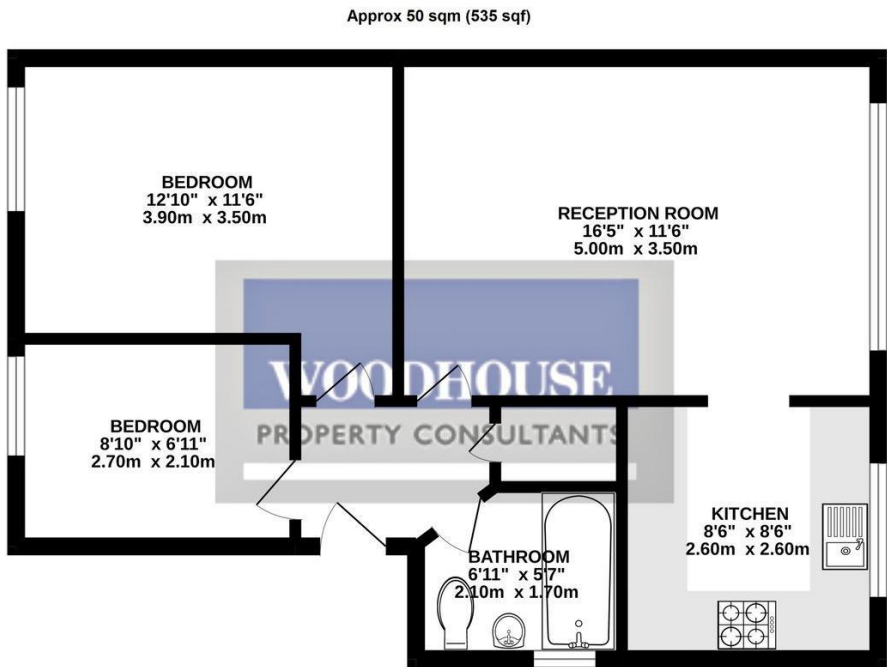
2.1m x 1.7m (6' 11" x 5' 7")



Approx 50 sqm (535 sqft)



FLOORPLAN & EPC



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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