



- FIRST FLOOR MAISONETTE
- DOUBLE BEDROOM
- LARGE LOUNGE
- EXTENDED LEASE

The Canadas, Broxbourne, EN10 6DP

PRICE: £210,000 LEASEHOLD

Benefiting from an EXTENDED LEASE an opportunity to purchase this one DOUBLE bedroom first floor maisonette. Excellent location close to Brookfield shopping centre and the A10. Modern bathroom and kitchen, good size lounge. An internal viewing is strongly recommended. CHAIN FREE



Property Description

Large first floor maisonette which benefits from a newly extended lease now offering a generous 146 years unexpired term.

The property is ideally located within easy reach of comprehensive shopping facilities at The Brookfield Centre and within a few minutes drive of the A10 intersection.

The entrance is at ground floor level with an with stairs immediately rising to the first floor accommodation which is well presented throughout and set on a traditional floorplan.

The large lounge overlooks the rear aspect and offers space for both the lounge area and additionally a table and chairs for a dinning space. There is a double bedroom overlooking the front aspect with a built in wardrobe cupboard.

Both the kitchen and bathroom are in good serviceable condition and the kitchen is presented with a range of fitted wall and base units whilst the bathroom offers a white suite comprising bath with wall mounted shower, pedestal wash hand basin and low flush WC.

Externally the property benefits from an allocated parking space and further benefits include gas central heating and full double glazing.

Internal viewing is highly recommended





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

LANDING

5' 6" x 3' 3" (1.68m x 0.99m)

INNER HALL

7' 9" x 3' 00" (2.36m x 0.91m)

LOUNGE

14' 10" x 12' 9 Max" (4.52m x 3.89m)

KITCHEN

7' 6" x 5' 11" (2.29m x 1.8m)

BEDROOM

11' 7" x 9' 9" (3.53m x 2.97m)

BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m)

CHARGES

Council Tax Broxbourne Borough Council Band

Annual Buildings Insurance £61.58

Management Fee £40.00

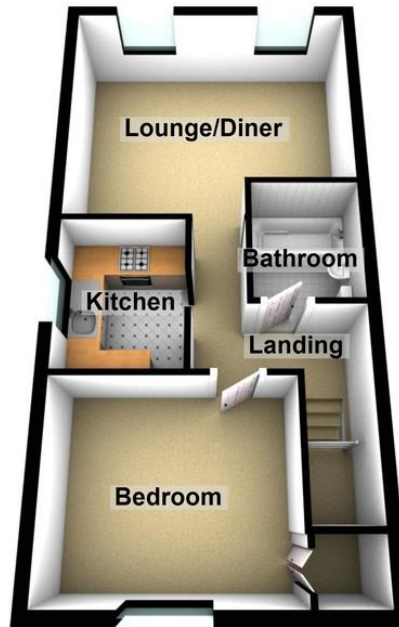
Annual Ground Rent £00.00

Lease 146 years remaining

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements