



68 Landau Way, Broxbourne, Broxbourne, EN10 6LP

£210,000





## 68 Landau Way, Broxbourne, EN10 6LP

Lanes are pleased to welcome to the market this very well presented one bedroom ground floor apartment. The property is being sold with no onward chain and benefits from a modern kitchen and bathroom, own rear garden with summer house and timber shed, NEW LEASE on completion, one allocated parking space and more. Call now to view.



### **Inner Hallway**

Entry phone system, storage cupboard, airing cupboard, storage heater, doors leading to lounge, bathroom and bedroom.

### **Lounge** 18'1" x 9'1" (5.51m x 2.77m)

Double glazed window to side aspect, double glazed patio doors leading to rear garden, spotlights and access to kitchen.

### **Kitchen** 8" x 7" (2.44m x 2.13m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, sink with mixer tap and drainer unit, fitted electric oven, electric hob and extractor hood, integrated appliances to include fridge/freezer, dish washer and washing machine, spotlights, laminate wood flooring and part tiled walls.

### **Bedroom**

12'1" (into fitted wardrobes) x 8'1" (3.68m (into fitted wardrobes) x 2.46m)

Triple glazed window to rear aspect, fitted wardrobes, spotlights and electric heater.

### **Bathroom**

Four piece suite comprising of shower cubicle, panel enclosed bath with bespoke mixer tap and shower attachment, low flush W.C, vanity sink with mixer tap, spotlights, tiled floor and part tiled walls.

### **Rear Garden**

Landscaped rear garden with patio area, lawn area, shrub borders, summer house with power and lighting, timber shed and gate leading to car park.

### **Reference**

CH6313/AX/AX/AX/090123











GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 455 sq.ft. (42.2 sq.m.) approx.  
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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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

