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**36 Ottawa Court, Broxbourne, EN10 6FL**

**£275,000**

CHAIN FREE! Located just minutes away from 'Brookfield Retail Park' is this Two Bedroom First Floor Flat in Ottawa Court. Comprising of Two Bedrooms, a Bathroom, spacious Lounge/Diner and Kitchen, this flat would be an ideal First Time Buy or Investment. Also within easy access of both the A10 and M25 Motorways.

Allocated parking is also included.

Call Now!



Entrance Hall

Lounge/Diner  
17' x 12' (5.18m x 3.66m)

Kitchen  
10' x 6' (3.05m x 1.83m)

Bedroom One  
12'4" x 8'11" (3.76m x 2.72m)

Bedroom Two  
8'5" x 7'7" (2.57m x 2.31m)

Bathroom

Parking  
One Allocated Space

REFERENCE  
CH6577 LANES ESTATE AGENT BROXBOURNE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

