



36 Ottawa Court, Broxbourne, Hertfordshire, EN10 6FL

- AVAILABLE NOW!
- ONE ALLOCATED PARKING SPACE
- PRIME LOCATION
- SPACIOUS & LIGHT THROUGHOUT

AVAILABLE NOW! Lanes are pleased to offer this beautifully presented two-bedroom first-floor flat, perfectly situated in the highly desirable Ottawa Court, Canada Fields development. Located just minutes from Brookfield Retail Park, you'll have a fantastic range of shops, and various amenities on your doorstep. Excellent transport links to the A10 and M25 make commuting effortless, while nearby parks, schools, and green spaces create a great community feel.

Step inside to a bright and spacious hallway with ample storage, leading into a stunning open-plan lounge and dining area. This well-designed space seamlessly connects to the kitchen, which is thoughtfully separated yet remains part of the open-plan layout. The kitchen is fully equipped with all necessary appliances.

£1,400



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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