



## 50 Sorbus Road , Turnford, EN10 6GD Offers In Excess Of £270,000

Cottage Fields are pleased to present this Modern, Second Floor Two Double Bedroom Apartment with Lift Access in Broxbourne. Situated in this sought after development, with communal garden grounds and parking for residents and visitors. This property benefits from a modern three piece bathroom as well as an en suite shower/wet room to the master bedroom. Decorated tastefully throughout and offers a bright open plan living and kitchen space which opens up onto the delightful balcony.

Located between Chestnut and Brookfield stations which are both approx 1.5 miles away (Brookfield station is less than 5 mins drive) offering a TESCO superstore, M&S, high street shops, petrol stations as well as a gym. Other leisure facilities such as Golf clubs, wildlife Parks, Lea Valley Country Park and more are all close by.

### Lease Information:

Lease Years Remaining: 110 years  
Ground Rent: £225 per annum approx.  
Service Charge: £1545 per annum approx.

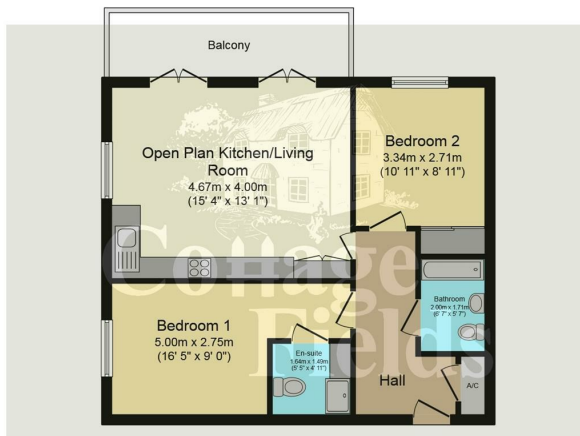
- Two Double Bedrooms
- En-suite
- Allocated Parking
- Sought After Location
- Outstanding schools close by
- Close to Local Amenities
- A10 and M25 within easy reach
- Close to Brookfield Retail Park

### Viewing

Please contact our Enfield Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



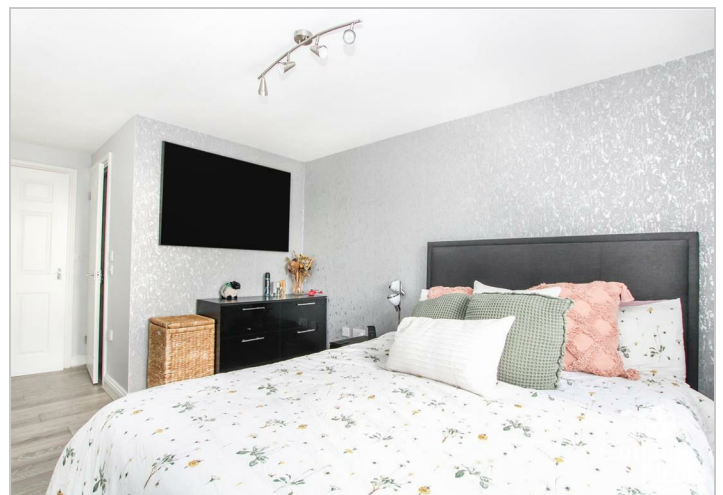
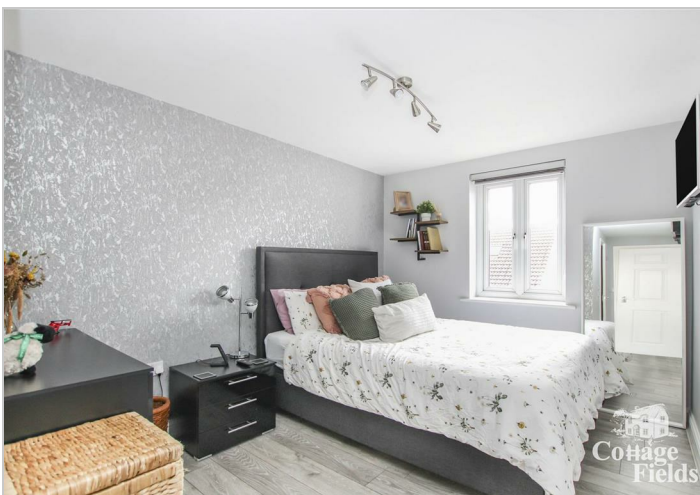
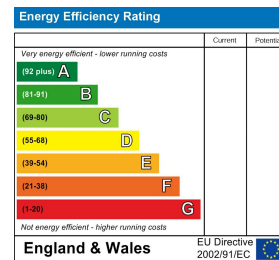
Total floor area 53.5 sq.m. (576 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox.

## Area Map



## Energy Efficiency Graph



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