



**Shepherds**  
Property Sales & Lettings

Landau Way | Broxbourne | EN10 6LP | £200,000









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# Landau Way | Broxbourne | EN10 6LP

Located on Landau Way, Broxbourne, is this modern ground floor flat. Upon entering, you will find a welcoming, dual aspect, reception room that serves as an ideal space for relaxation and dining. Off of the living area is the refitted, modern kitchen. The flat also features a spacious double bedroom, with built in wardrobes and a contemporary bathroom. Other bonuses of the flat are the built in storage cupboards in the hallway and the allocated parking space.

One of the standout features of this property is the private front garden. This gives you your own outside space to enjoy. The location of Landau Way is particularly appealing, with easy access to local amenities, transport links, and green spaces, making it suitable for both first-time buyers and those looking to downsize. It is located close to both Broxbourne and Cheshunt train stations, Brookfield Shopping Centre, schools and the bus route.

Services Connected: Mains Drainage, Gas, Water and Electricity.  
Leasehold Particulars: Lease: 146 Years Remaining : Ground Rent: N/A : Service Charge: £600 P/A.

- Ground Floor Flat
  - Double Glazing
  - Full Bathroom Suite
- Dual Aspect
  - Double Bedroom With Fitted Wardrobe
  - Private Garden Area
- Entry Phone System
  - Allocated Parking Bay
  - Long Lease



Communal Entrance	Private Garden
Hallway	Allocated Parking Space
Living/Dining Room	
18'10 x 9'8	
Kitchen	
8'4" x 7'2	
Bedroom	
13'1 max into reces x 8'5	
Bathroom	
7'1 x 6'5	
External	





**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



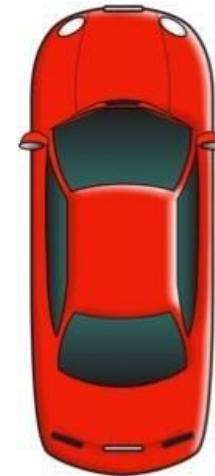
**Tenure :**  
**Council:**  
**Tax Band:**

**Leasehold**  
**Broxbourne Borough Council**  
**C**



# Landau Way, Broxbourne

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Allocated Parking Space



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

