

Paul Close, West Cheshunt



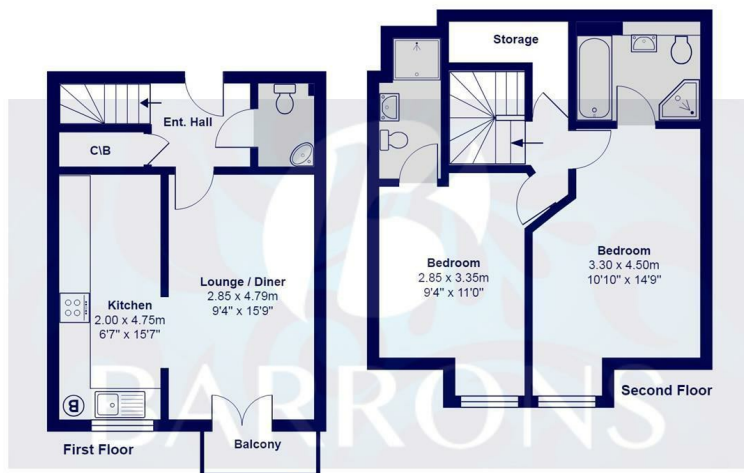
**** SUPERB TWO DOUBLE BEDROOM (TWO EN-SUITE) DUPLEX APARTMENT, WITH ALLOCATED PARKING BAY & GATED SECURE PARKING (on a first come first serve basis) in EXCELLENT CONDITION, CHAIN FREE ****

BARRONS are pleased to present this superb TWO DOUBLE BEDROOM (TWO EN-SUITE) DUPLEX apartment with SECURE GATED PARKING (on a first come first serve basis), located in a highly desirable and peaceful residential location in West Cheshunt bordering Goff's Oak Village. The spacious accommodation has been arranged over two floors and comprises : ENTRANCE HALLWAY, CLOAKROOM, 15'9 X 9'4 LOUNGE / DINER with SOUTH FACING BALCONY , 15'7 X 6'7 KITCHEN. On the first floor there are two bedrooms measuring 14'9 x 10'10 & 11'0 x 9'4, both bedrooms have EN-SUITE BATHROOMS. Paul Close is ideally situated on the fringes of Goffs Oak Village with fine country walks and its array of local amenities including grocery store, restaurants, library and highly regarded schooling being all within close proximity. Cuffley Village with its excellent transport links to London Moorgate is approximately 2 miles.

**** CHAIN FREE ****

Property Price **£269,950**





Paul Close, The Forum Hertfordshire EN7

Total Area: 75.7 m² ... 815 ft² (excluding balcony)

All measurements are approximate and for display purposes only



- SUPERB DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS, BOTH WITH EN-SUITE BATHROOMS
- CLOAKROOM W.C
- 15'9 X 9'4 LOUNGE / DINER
- 15'7 X 6'7 KITCHEN
- ALLOCATED PARKING BAY & SECURE GATED PARKING (FIRST COME FIRST SERVE BASIS)
- SERVICE & MAINTENANCE CHARGE : £3240 PER ANNUM
- APPROXIMATELY 110 YEARS REMAINING ON LEASE
- GROUND RENT: £200 PER ANNUM
- CHAIN FREE



- Extensive local knowledge • Professional personal service • Full colour property particulars • Bespoke Marketing
- Major Website Portals • 24 Hour feedback pledge • Latest Technology

25 The Old Building, Bishops College, Churchgate, Hertfordshire, EN8 9XQ • t: 01707 877808 • t: 01992 845 842 • www.barronsresidential.co.uk



Disclaimer: "these property particulars, including floor plans, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Please note that all measurements above have been taken with a sonic tape measure and therefore may be subject to a small margin of error. A buyer is advised to obtain verification from their solicitor or surveyor. The agent has not tested any apparatus, equipment, fixture and fittings or services and therefore cannot verify that they are in working order or fit for the purpose" All enquiries and negotiations must be carried out through Barrons Residential.