



**Shepherds**  
Property Sales & Lettings

Chadwell Avenue | Cheshunt | EN8 0ER | £240,000





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# Chadwell Avenue | Cheshunt | EN8 0ER

A two bedroom first floor apartment, boasting a private garden and located a short walk from the recently re developed Brookfield Farm Shopping Centre. The property comprises of a lounge diner, kitchen, two double bedrooms and a bathroom. There is also the added benefit of access to loft space. External benefits include storage space, private bin store, a private garden to the rear and communal parking. Transport links, amenities and schooling are all within easy reach. TO BE SOLD CHAIN FREE

## Lease Information

85 years remaining: Ground Rent £10.00 per Year : Maintenance Charge : £1,099.08 per year

## Services Connected

Mains Water & Sewage. Electricity.

Gas Connected

- Chain Free
- Gas Central Heating
- Communal Parking
- Two Double Bedrooms
- Loft Access
- A Short Walk From Brookfield Shopping Centre
- Lounge Diner
- Private Rear Garden
- Close To Transport Links



Communal Front Door

Stairway

Front Door

Hallway

Kitchen

12'5 x 8'7

Lounge Diner

17'10 x 11'10

Bathroom

9' x 4'11

Bedroom One

12'3 x 11'6

Bedroom Two

12'5 x 10'8

External

Storage Cupboard

Bin Store

5'3 x 2'10

Private Garden

40'8 x 20'8

Communal Front Garden

Communal Parking



**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.

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**Tenure :** Leasehold  
**Council:** Broxbourne  
**Tax Band:** C



# Chadwell Avenue, Cheshunt, EN8



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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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)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



**FINE & COUNTRY**

