



Shepherds  
Property Sales & Lettings



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Turners Hill | Cheshunt | EN8 9DU | £275,000





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# Turners Hill | Cheshunt | EN8 9DU

Shepherds are pleased to market this spacious two bedroom apartment located ideally for Cheshunt Train Station and High Street . The property boasts an open living, dining and kitchen area. There is also two double bedrooms and a bathroom. Further benefits include, a private balcony, allocated parking and communal gardens.

## Lease Information

88 years remaining: Ground Rent £100.00 per Year : Maintenance Charge : £1,800.00 per year

## Services Connected

Mains Water & Sewage. Electricity.

No Gas Connected

- First Floor Apartment
- Private Balcony
- Allocated Parking Bay
- Open Planned Living Space
- Two Double Bedrooms
- Chain Free
- Modern Bathroom
- Convenient For Shops And Amenities
- Just over 0.5 mile To Cheshunt Train Station



Secured Entrance

First Floor

Front Door

Hallway

Open Plan Living / Dining Room  
18'8" x 16'3"

Kitchen  
9'5" x 8'0"

Private Balcony

Bedroom One  
14'6" x 9'6"

Bedroom Two

11'5" x 6'6"

Bathroom  
6'6" x 5'6"

External

Allocated Parking

Leasehold





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**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:  
Tax Band:

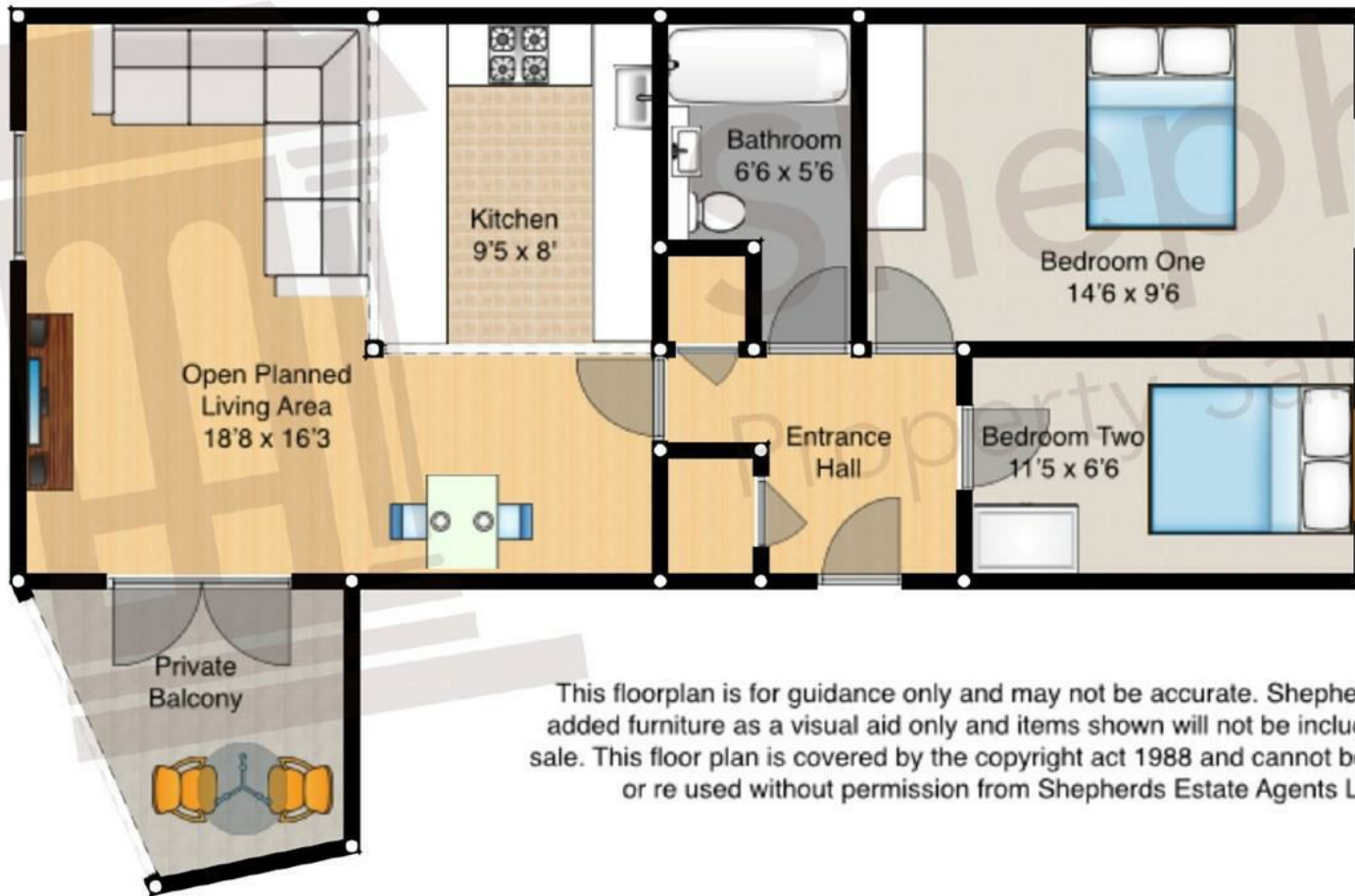




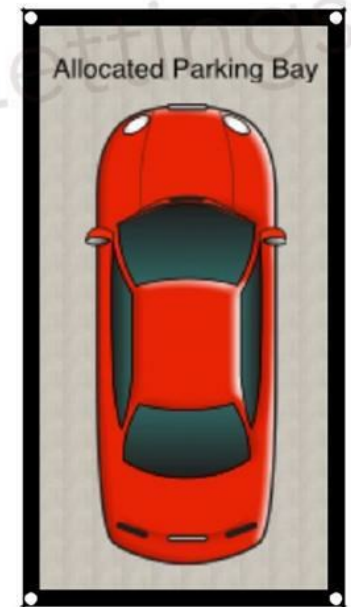
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Turners Hill, Cheshunt

First Floor



This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included in the sale. This floor plan is covered by the copyright act 1988 and cannot be amended or re used 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)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



**FINE & COUNTRY**

