



**Shepherds**  
Property Sales & Lettings

Turners Hill | Cheshunt | EN8 9DQ | Open To Offers £195,000



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An empty room with light-colored walls, a wooden floor, and a window with yellow curtains. The room is well-lit, and the floor is made of light-colored wood planks. The walls are a pale cream color. A white radiator is positioned below the window. The window has yellow curtains with a blue floral pattern. The room is empty, with no furniture or other items.

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This well-presented and generously sized one-bedroom apartment benefits from a lengthy lease and is ideally situated within walking distance of Cheshunt High Street with excellent transport links nearby. The block has a entry phone system for that added security, once you are in the building and inside your apartment you are met with a hallway that offers storage options, with a large lounge/diner, kitchen, bathroom and a spacious double bedroom. Externally, there is well kept communal garden and bin store.

Services Connected Mains Water & Sewage. Electricity. Gas Connected

156 years remaining on lease – Ground rent - £30 per year - Service charge £2,676 per year.

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

\*DISCLAIMER\* - Photographs were taken pre tenancy. Tenants in situ have been served notice.

- Brand New Lease
  - Spacious Lounge Diner
  - Communal Garden & Bin Store
- Chain Free
  - Double Bedroom
  - Close To Local Amenities
- Secure Entry Phone System
  - Gas Central Heating
  - Short Walk From Cheshunt Train Station



|                           |                    |
|---------------------------|--------------------|
| Communal Entrance         | Bathroom           |
| Secure Entry Phone System | 6'0" x 5'8"        |
| Communal Stairs           | Bedroom            |
| Front Door                | 12'3 x 10'2        |
| Hallway                   | Externally         |
| Kitchen                   | Communal Garden    |
| 11'4" x 5'11"             | Communal Bin Store |
| Lounge Diner              |                    |
| 19'1" x 11'4"             |                    |
| Inner hallway             |                    |

**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 :** Leasehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** B



## Turners Hill, Cheshunt

This floorplan is for guidance only and may not be accurate. The floor coverings and furnishings are for a visual guide only and items shown will not be included unless stated within the contract. The floor plan is covered by the Copy Right Act 1988 and must not be reused or amended unless permission is granted by 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**

