



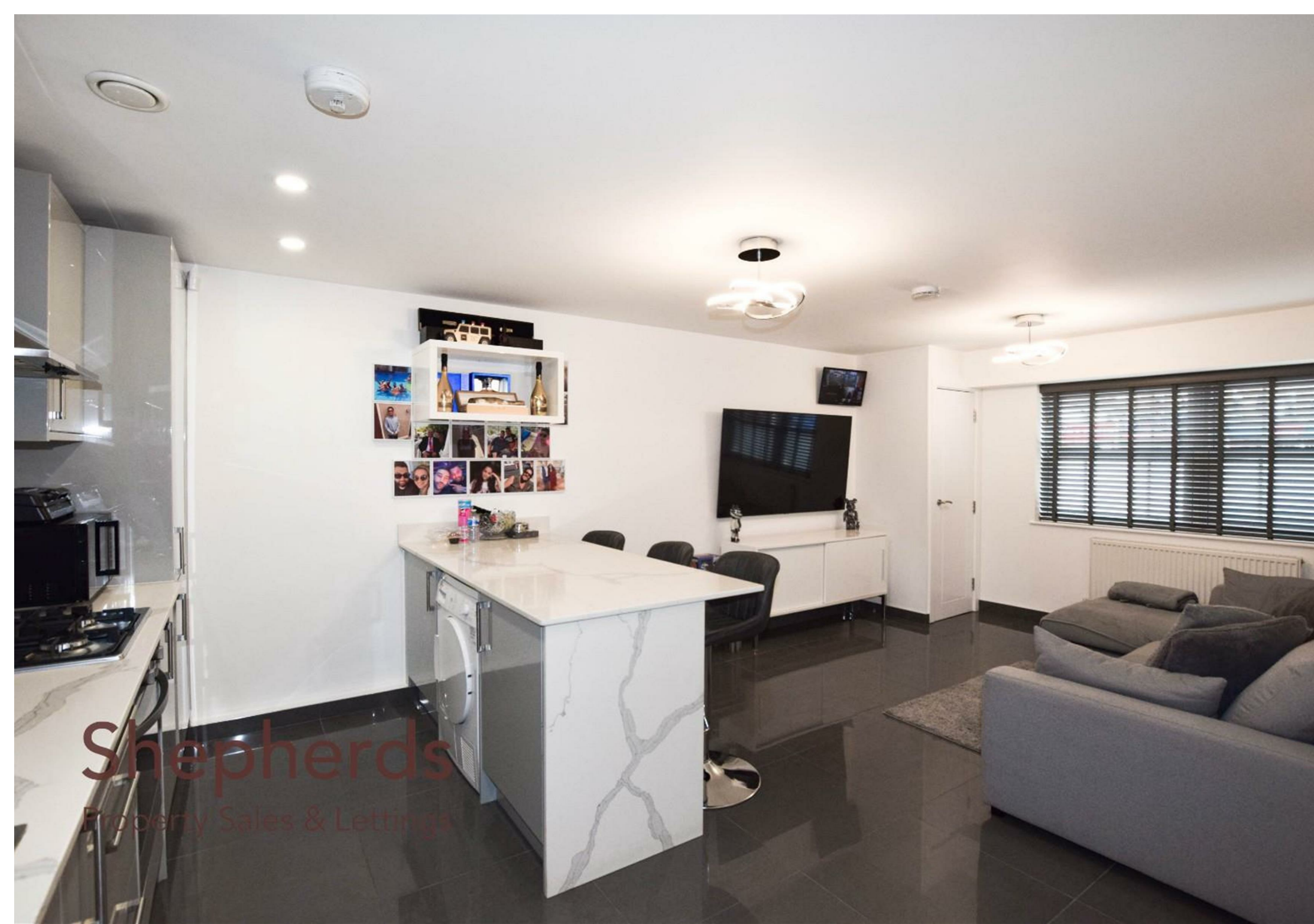
Shepherds



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Property Sales & Lettings

Wycliffe Close | Cheshunt | EN8 0FJ | £299,995





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An impressive two-bedroom ground floor flat, set within a modern block just off Cheshunt High Street. The property offers a bright and spacious open-plan kitchen diner and living room, with the kitchen benefitting from integrated appliances including a fridge freezer, washing machine and dishwasher. There are two well-proportioned double bedrooms, the main of which features a stylish en suite shower room, while the entrance hall leads to a stylish main bathroom and useful storage cupboard. Further highlights include an allocated parking space, gas central heating and double glazing throughout, with the added advantage of being only a short distance from Cheshunt train station. Owner has mentioned that the property can be sold fully furnished and with CCTV. CHAIN FREE SALE

lease remaining : 117 Years Renaming
Ground Rent : £100
Service Charge : £2,990 per year

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

Services Connected
Mains Water, Sewage & Gas

- Chain Free
 - En Suite
 - Allocated Parking
- Ground Floor
 - Gas Central Heating
 - Just Off Cheshunt High Street
- Two Double Bedrooms
 - Long Lease
 - Short Walk To Cheshunt Station



Ground Floor	Bedroom One
Entry Phone System	10'10 x 10'8
Communal Entrance	En Suite
Front Door	Bedroom Two
Entrance Hall	10'9 x 7'4
Open Planned living Area	Bathroom
Kitchen Diner	6'3 x 5'6
13'6 x 9'6	External
Living Room	Allocated Parking Bay
11'6 x 11'1	



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.



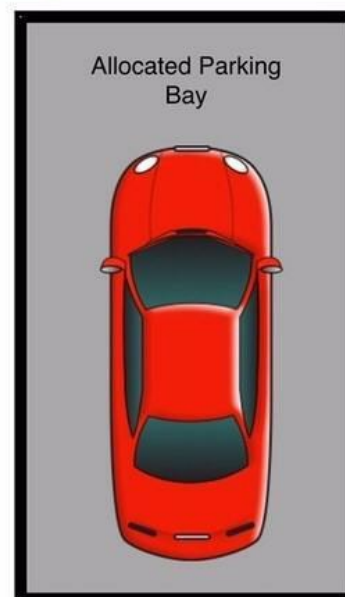
Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Council
C

Wycliffe Close, Cheshunt, EN8



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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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FINE & COUNTRY

