



Shepherds



**Shepherds**  
Property Sales & Lettings

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





Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

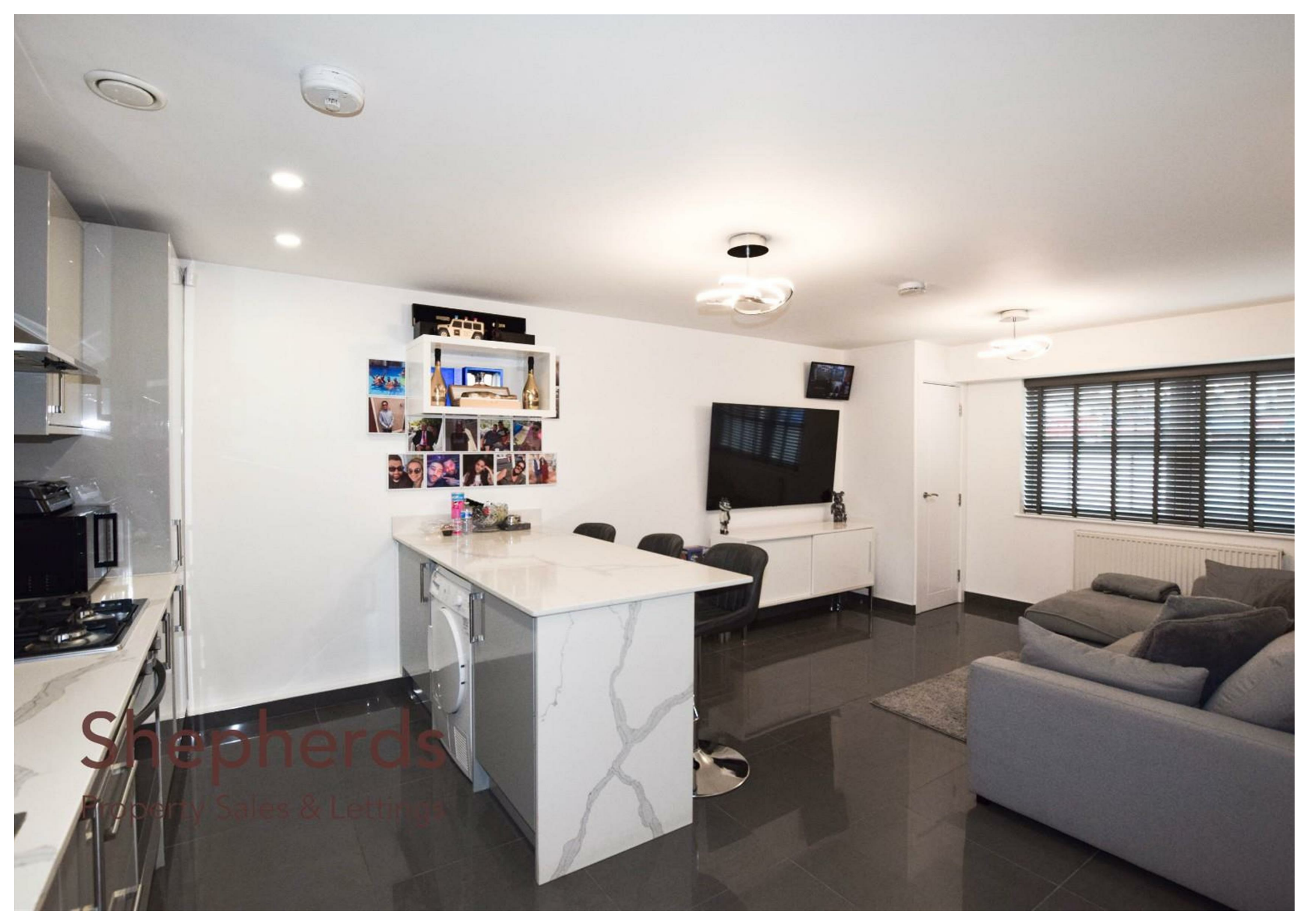


Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings





Shepherds  
Property Sales & Lettings

# Wycliffe Close | Cheshunt | EN8 0FJ

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 Remaining  
 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

Entry Phone System

Communal Entrance

Front Door

Entrance Hall

Open Planned living Area

Kitchen Diner

13'6 x 9'6

Living Room

11'6 x 11'1

## Bedroom One

10'10 x 10'8

En Suite

## Bedroom Two

10'9 x 7'4

Bathroom

6'3 x 5'6

External

Allocated Parking Bay





**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.

 2
  2
  1
  B

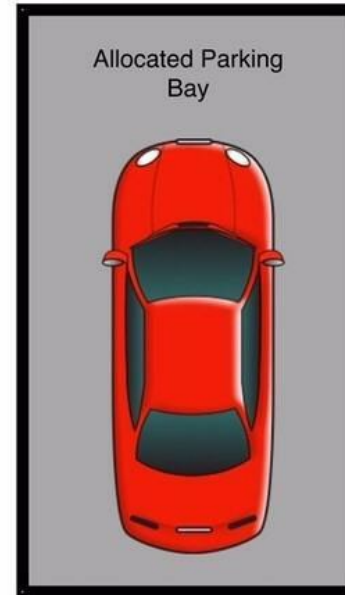
**Tenure :** Leasehold  
**Council:** Broxbourne Council  
**Tax Band:** C



# Wycliffe Close, Cheshunt, EN8



Shepherds  
Property Sales & Lettings



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.



**Shepherds**  
Property Sales & Lettings

### **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)

