



**ABSOLUTE  
PROPERTY**

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**Leighton court Turners Hill  
Waltham Cross, EN8 9DQ**

**£290,000**





Absolute Property are delighted to present this two bedroom ground floor maisonette set within this sought after location just moments from Cheshunt High Street with all of its amenities, train station, transport links and Brookfield Farm Shopping Centre. This apartment has been modernised to a high standard throughout and boasts a wealth of quality fixtures, fittings and character throughout. Benefits include under floor heating, fitted wardrobes, double glazing, modern kitchen and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended.



**ACCOMODATION COMPRISES:**

Entrance Hall|Living Room|Two  
Bedrooms|Kitchen|Bathroom|Communal Gardens|

**LEIGHTON COURT**

This apartment is beautifully presented and boasts light and spacious accommodation. The current owners have lovingly cared for and transformed this property into a stunning, individual family home. Each and every room has been decorated and well appointed with style and quality. There are two bedrooms, lounge/diner, modern kitchen and bathroom all with under floor heating The natural light main reception faces the rear over looking communal gardens.

**OUTSIDE:**

This property is assessed via a pathway leading to its very own front door with communal gardens to the front and rear of the building.

**LOCATION:**

Leighton Court is within walking distance to all of the shops in turners hill as well as being well placed for the centre of Cheshunt with its own train station and amenities as well as being in close proximity to the Brookfield Farm Shopping Centre.

**ENTRANCE:**

Front door opening to:

**HALLWAY:**

Tiled flooring, open archway into:

**LIVING ROOM:**

Wood laminate flooring, under floor heating, ceiling spot lights, upvc double glazed window to the rear aspect, sliding door into kitchen, open doorway into hallway.

**KITCHEN:**

Range of eye and base level units, build in double oven, gas hob and extractor, space for upright fridge freezer, plumbing for washing machine and dishwasher, one quarter bowl sink drainer unit with mixer taps, upvc double glazed window to front aspect, tiled flooring, ceiling spot lights.

**HALLWAY:**

Wood laminate flooring, ceiling spot lights, doors to bedroom one, bedroom two, bathroom, under floor heating.

**BEDROOM ONE:**

Ceiling spot lights, fitted wardrobes, upvc double glazed window to rear aspect, wood laminate flooring, under floor heating.

**BEDROOM TWO:**

Upvc double glazed window to front aspect, fitted wardrobes, wood laminate flooring, under floor heating, ceiling spot lights

**BATHROOM:**

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment, heated towel rail, upvc double glazed frosted window to front aspect, ceiling spot lights, extractor fan.







**Leighton Court, Turners Hill, Cheshunt, EN8 9DQ**

Total Area: 63.4 m<sup>2</sup> ... 682 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-95	A			105-95	A		
95-85	B			95-90	B		
85-80	C			85-80	C		
75-70	D			75-70	D		
65-60	E			65-60	E		
55-50	F			55-50	F		
45-40	G			45-40	G		
1-20				1-20			
<small>105-95: Very energy efficient - lower running costs</small> <small>45-40: Not energy efficient - higher running costs</small>				<small>105-95: Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>45-40: Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	