



ABSOLUTE
PROPERTY

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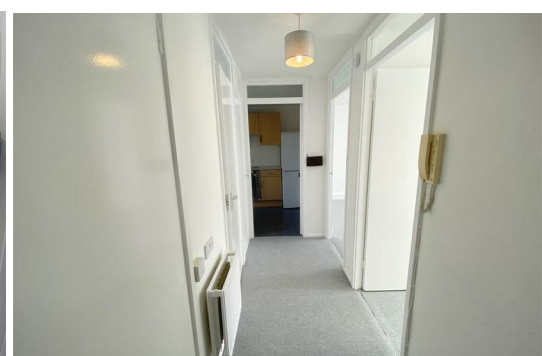
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6 Cussons Close, Cheshunt
EN7 6JF
£185,000

Absolute Property are delighted to offer this one bedroom well presented ground floor apartment with its very own sun terrace and section of garden. Located in the desirable WEST CHESHUNT. Set on this quiet cul-de-sac, within close proximity of local schools and the very desirable Goff's Academy, convenient bus routes and local amenities. Benefits include modern kitchen, fitted wardrobes, double glazing, sun terrace, long lease and comes with the added advantage of being offered chain free. Viewing is highly recommended.



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ENTRANCE:

Front door opening to:

HALLWAY:

Radiator, utility cupboard with plumbing for washing machine, entry phone system, doors to kitchen, lounge, bedroom and bathroom.

LOUNGE:

Radiator, double glazed window to rear aspect, single door opening to garden.

KITCHEN:

Range of eye and base level units, sink drainer unit with mixer taps, built in oven, hob and extractor, space for up right fridge freezer, double glazed window to rear aspect.

BEDROOM:

Radiator, double glazed window to rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin with mixer taps, bath with shower attachment, double glazed window.

Ground Rent £10 Per Annum

Service Charge £3600 per annum (although this is higher than a normal service charge this has been reflected into the marketing price It also included the gas for the property so there will be no separate gas bill for each of the flats within the building.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	77		
A	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		

For energy efficiency - higher ranking is better
For environmental impact - higher ranking is better