



High Street, Cheshunt | EN8 0BE



Offers in the Region Of £125,000 |  
Leasehold

WALKING DISTANCE OF HIGH STREET SHOPS & NEWLY REFURBISHED SECOND FLOOR ONE BEDROOM RETIREMENT APARTMENT for the over 60's, ATTRACTIVE KITCHEN, SHOWER ROOM/ W.C also benefitting from double glazed windows, 24 HOUR WARDEN ALARM, COMMUNAL FACILITIES to INCLUDE COMMUNAL LOUNGE, laundry room and COMMUNAL PARKING.







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**Entrance**

The property is entered via communal security door to communal hallway with stairs to all floors and lift to above and own front door to: -

**Entrance Hallway**

Stoarge cupboard and doors to: -

**Lounge/Diner**

Double glazed window and door to: -

**Kitchen**

Double glazed window. fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer sink unit, electric hob, built in oven, slimline dishwasher, extractor, integrated fridge freezer, washing machine.

**Bedroom**

Double glazed window, built in cupboard.

**Shower Room**

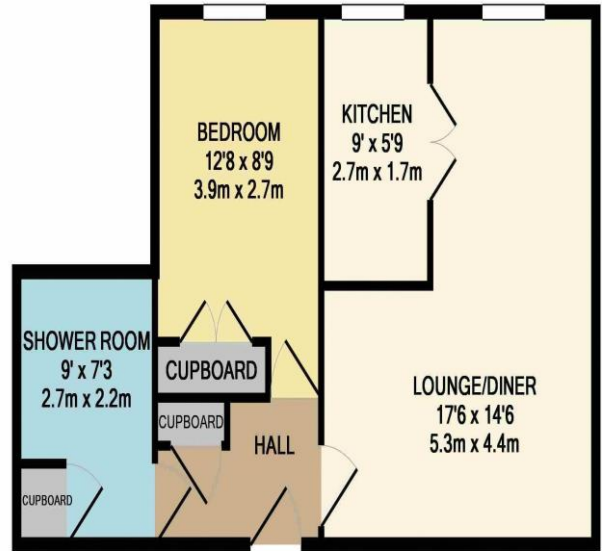
Fitted with a three piece suite comprising of a low flush W.C, vanity wash hand basin with cupboard below, shower cubicle with separate shower, heated towel rail.

**Additional Services**

24 hour warden alarm, communal lounge, communal laundry room and guest suite.

**Communal Gardens**

Surround the property.



TOTAL APPROX. FLOOR AREA 471 SQ.FT. (43.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	C
EPC Rating	B

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.