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Yukon Road, Turnford | EN10 6FN

£269,995 | Leasehold

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CHAIN FREE & LONG LEASE This **BEAUTIFULLY PRESENTED TOP FLOOR TWO BEDROOM APARTMENT** with **EN-SUITE** to **MASTER** and **SUPERB BATHROOM / W.C.** also benefits from **ATTRACTIVE KITCHEN**, double glazed windows and **ALLOCATED PARKING**.



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Entrance

The property is entered via security entry door to communal entrance hallway with stairs leading to top floor. Own front door to:

Entrance Hallway

Wood veneer flooring, airing cupboard, storage heater, access to loft space.

Kitchen / Living / Dining 17' 3" x 16' 2" (5.25m x 4.92m)

Window to front and velux window, wood veneer flooring, storage heater, open plan to:

Kitchen Area

Fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor hood, plumbing for automatic washing machine, space for fridge freezer.

Bedroom One 12' 9" x 9' 11" (3.88m x 3.02m) plus wardrobes

Window to rear and velux window, storage heater, twin double built in wardrobes, door to:

En-Suite

Velux window and fitted with a suite comprising low flush w.c, vanity wash hand basin with mixer tap and cupboard below, fully tiled shower cubicle.

Bedroom Two 12' 10" x 9' 4" (3.91m x 2.84m)

Window to rear, duplex heater.

Attractive Bathroom/ W.C

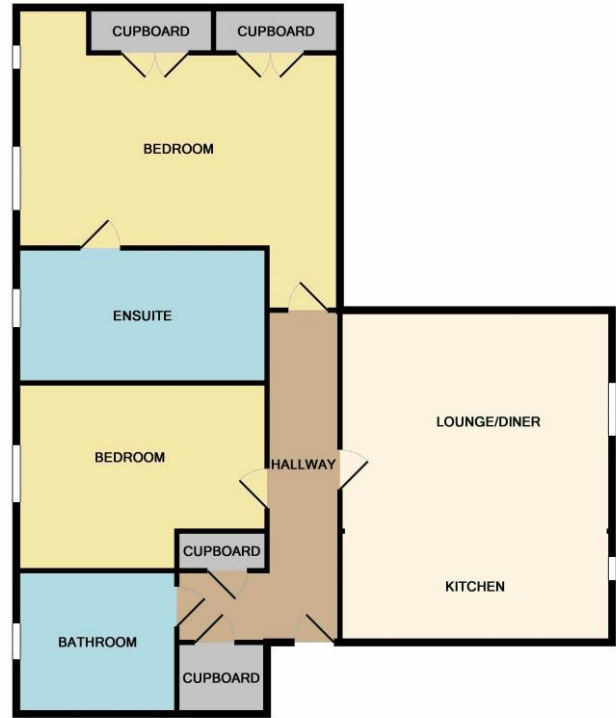
Window to rear and fitted with a suite comprising low flush w.c, vanity wash hand basin with mixer tap and cupboard below, panel enclosed bath with mixer tap and hand shower spray attachment, fully tiled walls.

Exterior

Communal grounds surround the property.

Allocated Parking

The property benefits from allocated parking.



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	D

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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.