



Yukon Road, Turnford | EN10 6FP

£265,000 | Leasehold

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**\*\* TWO BEDROOM APARTMENT \*\*** Located on the first floor with **DOUBLE GLAZED WINDOWS**, lounge with **JULIET BALCONY**, security entry system, **ATTRACTIVE KITCHEN**, bathroom & **EN-SUITE**, allocated parking.





### Entrance

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

### Entrance Hall

Wood veneer flooring, storage heater, airing cupboard, storage cupboard.

### Lounge

Juliet balcony to front and window to side, wood veneer flooring, television aerial point, storage heater, inset lighting, doorway to:

### Kitchen

Window to front and 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, plumbing for automatic washing machine, built in oven and hob with extractor hood, space for fridge freezer, tiled splash backs.

### Bedroom One

Window to front, slimline heater, built in wardrobes.

### En-Suite

Shower cubicle, pedestal wash hand basin with mixer tap, low flush w.c, half tiled walls.

### Bedroom Two

Window to front, slimline heater.

### Bathroom/WC

Fitted with a suite comprising low flush w.c, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and hand shower spray attachment, wall light point, fully tiled walls.

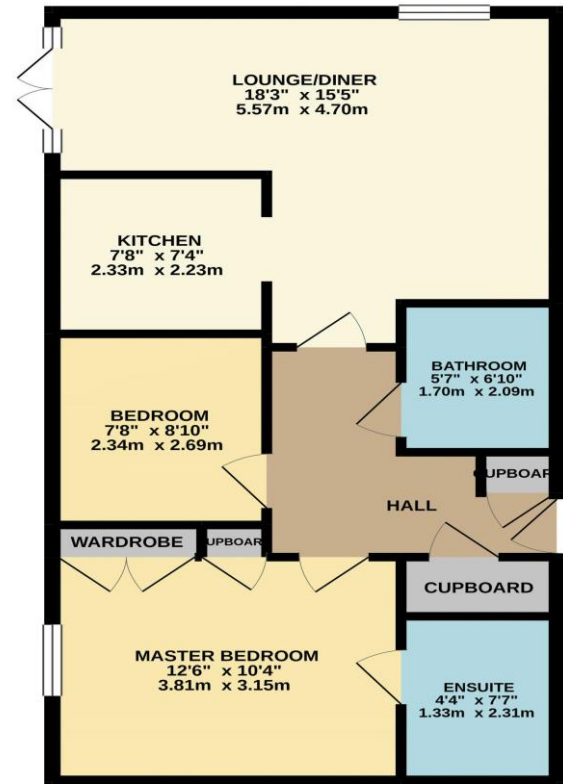
### Exterior

### Communal Gardens

Surround the property.

### Allocated Parking

Provided



Lease Remaining	106
Service Charge	1500
Ground Rent	125
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.