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Landau Way, Turnford | EN10 6LW

£235,000 | Leasehold

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**CHAIN FREE** – This **TWO BEDROOM GROUND FLOOR** flat with communal gardens benefits from a **SUPERB SHOWER ROOM, LOUNGE, GAS CENTRAL HEATING, KITCHEN** and is well presented throughout.



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## Entrance Hall

Community entrance to own front door to entrance hall, ceramic tiled floor, radiator, large walk-in storage cupboard/study

## Lounge

Window to front, wood veneer flooring, two radiators, tv point, door to kitchen

## Kitchen

Fitted with wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit, ceramic tiled floor, central heating boiler, gas cooker, washing machine

## Bedroom One

Window to front, radiator, built-in double wardrobes

## Bedroom Two

Window to rear, radiator

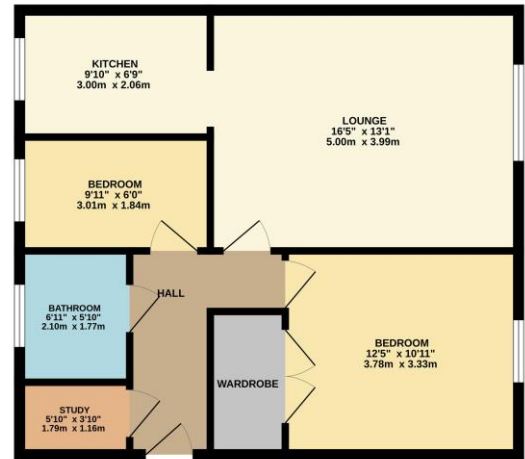
## Superb Refitted Shower Room/WC

Fitted with a suite comprising walk-in double shower cubicle, vanity wash hand basin with cupboard below and mixer taps, low flush w/c, heated towel rail, fitted vanity cupboard, fully tiled walls and floor, window to rear

## Exterior

Communal grounds surround the property, casual parking available

GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs and other areas may vary slightly and are not intended to be used for any legal purpose. The vendor, agent and applicable laws have not been checked and no guarantee is made regarding the accuracy of the floorplan.

Lease Remaining	91 Years
Service Charge	£1,300 pa
Ground Rent	£10 pa
Council Tax	C
EPC Rating	C

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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.