



Turners Hill, Cheshunt | EN8 8NW

£195,000 | Leasehold

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CHAIN FREE and situated in the HEART OF CHESHUNT TOWN CENTRE is this a ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT. MANY FACILITIES including a RESTAURANT and COMMUNAL SITTING ROOM. The property benefits from LARGE WETROOM, double glazed windows and SECURITY ENTRY SYSTEM with LIFT.







## Entrance

The property is entered via security entry system with stairs and lift to all floors, own front door to:

## Entrance Hall

Radiator, coved ceiling, airing cupboard, storage cupboard..

## Lounge

French doors to rear leading to Juliet balcony, two radiators, t.v aerial point, attractive fireplace, coved ceiling, radiator, door to:

## Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces over, single drainer one and a half bowl sink unit with mixer taps, integrated fridge freezer, oven and hob with extractor, tiled splash backs.

## Bedroom

Window to rear, fitted wardrobes across one wall, coved ceiling.

## Wet Room

Fitted with a suite comprising built in shower, low flush w.c, pedestal wash hand basin, cupboard, extensive tiled walls, radiator.

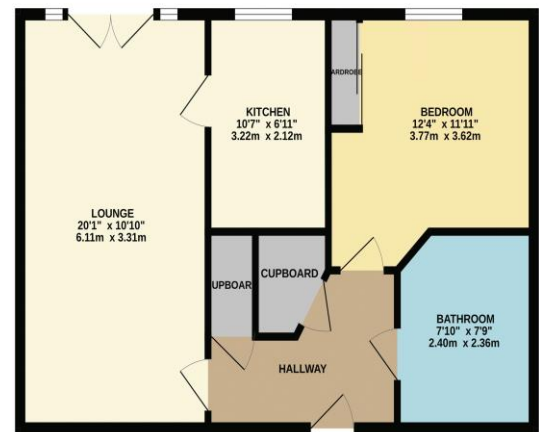
## Exterior

Well tended grounds surround the property together with parking.

## Communal Facilities

Include residents lounge, restaurant, guest accommodation and organised activities.

FIRST FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq. ft. (55.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a substitute for a professional survey. The plan is for information purposes only and should be used in conjunction with the property particulars. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or efficiency. Please refer to the sales brochure and floorplan for details.

Lease Remaining	979 years
Service Charge	£6140 per year
Ground Rent	£403 per year
Council Tax	D
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.