





## College Road, Cheshunt, EN8 9LZ

This FIRST-FLOOR studio flat in the heart of sought-after WEST CHESHUNT benefits from being situated perfectly for both the A10, M25, and public transport. With a kitchen, bathroom and communal grounds surrounding the property. Double-glazed windows throughout and a separate storage area.

### Key features

- Studio Flat
- Long Lease
- First Floor
- Communal Gardens
- Kitchen
- Bathroom
- Close To Transport Links
- Double Glazed Windows

### Property Information

Tenure

Leasehold

Council Tax

B

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

110 years

Annual Service Charge & Ground Rent

SC - £900

GR- £10



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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Please get in touch for your free  
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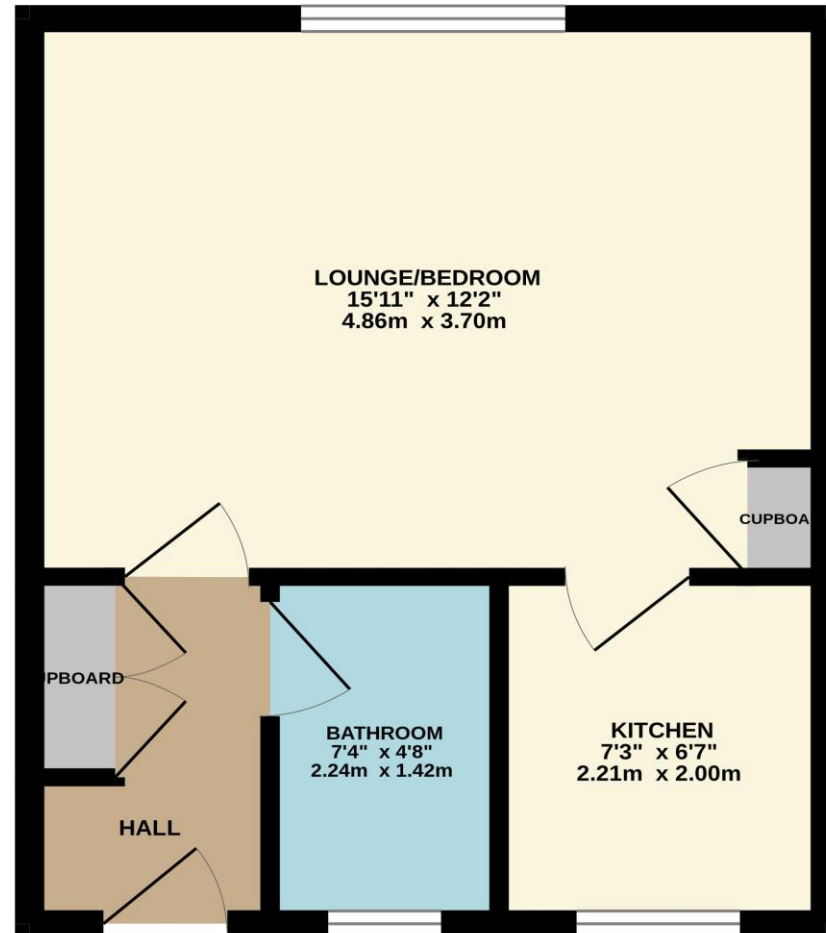
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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.

GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 316 sq.ft. (29.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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