



Turners Hill, Cheshunt | EN8 9DG

£199,995 | Leasehold

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CLOSE TO HIGH STREET SHOPS. This ONE bedroom SECOND FLOOR flat, ATTRACTIVE KITCHEN, bathroom/ w.c, electric heating, security entry system, ALLOCATED PARKING.





Entrance

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

Entrance Hall

Own front door from communal hallway, security entry system, wood veneer flooring, loft hatch access with pull down ladder, lighted and fully boarded, storage heater, doors off

Bedroom One

Window to rear, built in wardrobes, storage heater

Lounge

Window to rear, storage heater, dining area

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer taps and power shower above, pedestal wash hand basin with mixer taps, low flush w/c, extractor fan

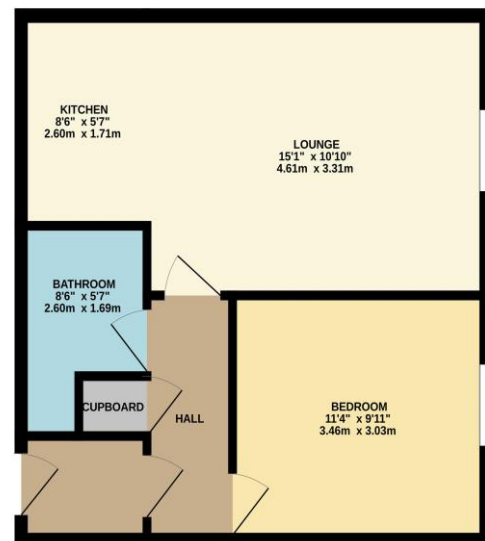
Kitchen

Fitted with wall and base units with work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, plumbing and space for washing machine, built in oven and hob, extractor fan above, space for fridge, space for freezer, part tiled walls, ceramic tiled floor

Exterior

One allocated parking space provided

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, distances, rooms and any other items are approximate and are not intended to be used as such by any prospective purchaser. The purchaser, solicitor and mortgage lender must verify and be satisfied with the accuracy of the description and measurements. Measurements are given as a guide only and should not be relied upon for any purpose other than for general information.

Lease Remaining	160 years
Service Charge	£1,210.63
Ground Rent	NIL
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.