





## Wellers Grove, West Cheshunt, EN7 6HU

**\*\*WEST CHESHUNT SPACIOUS FLAT \*\*** A well presented ONE BEDROOM FIRST FLOOR APARTMENT with SUPERB KITCHEN, spacious LOUNGE, BATHROOM / W.C. also benefits from 99 YEAR LEASE, GAS RADIATOR CENTRAL HEATING, double glazed windows and COMMUNAL GARDENS.

### Key features

- One Bedroom
- First Floor Flat
- Spacious Lounge
- Fitted Kitchen
- Large Storage
- Communal Garden
- 99 Year Lease
- Annual Service Charge £1,160

### Property Information

Tenure

Leasehold

Council Tax

B

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

99 Years

Service Charge & Ground Rent

£1650 - £10



**Paul Wallace Estate Agents**  
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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

**paulwallace**  
estate agents

Cheshunts leading estate agent.  
Please get in touch for your free  
property valuation.

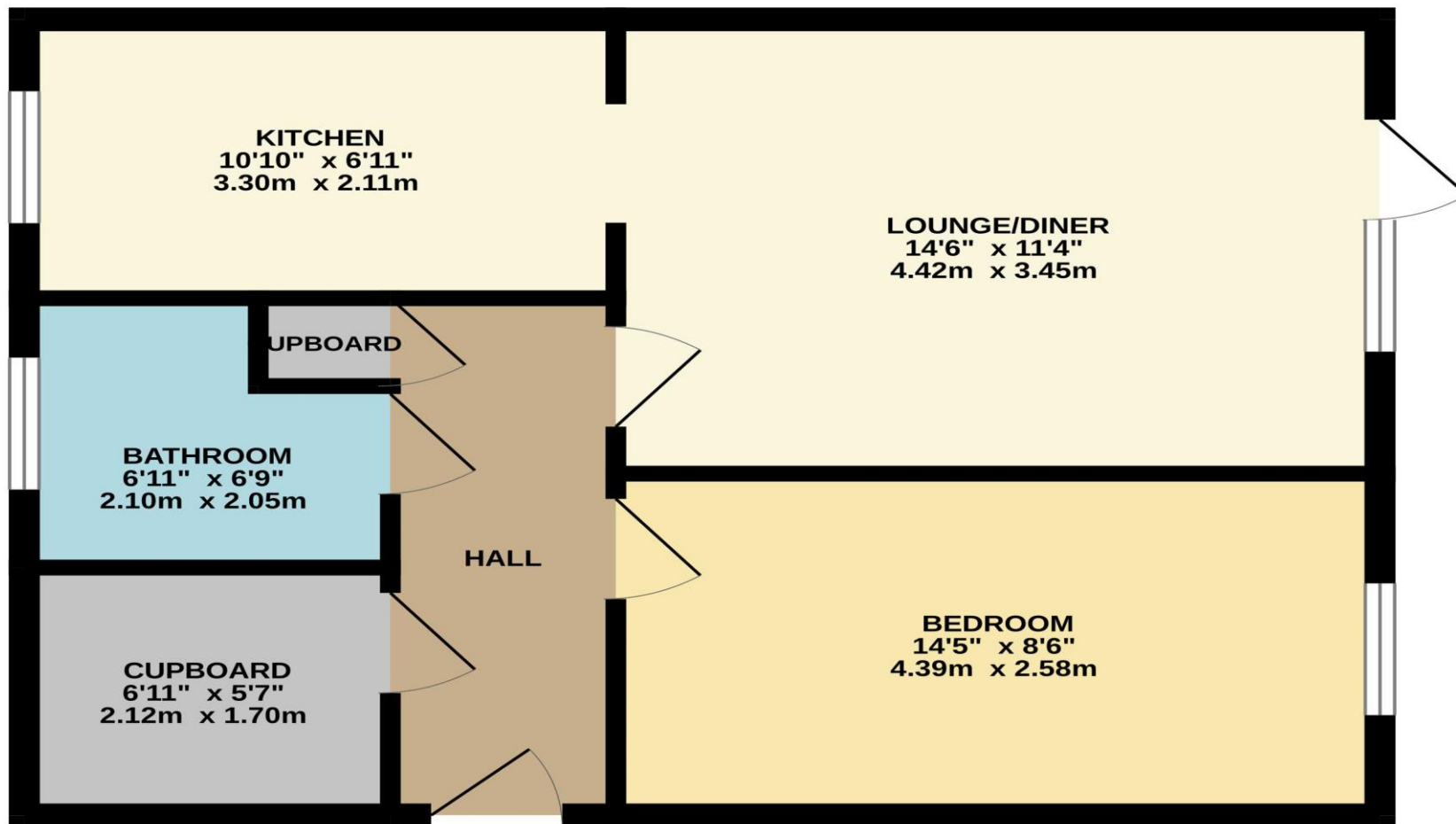








GROUND FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.4 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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