



Slip Lane, Turnford | EN10 6EN

Offers in Excess of £225,000 | Leasehold



**\*\* STUNNING CONDITION THROUGHOUT & LONG LEASE \*\*** This **SPACIOUS TWO BEDROOM APARTMENT** with **SUPERB KITCHEN** and **BATHROOM** also benefits from **GAS CENTRAL HEATING**, **double glazed windows** and **LARGE STORAGE CUP** with **POTENTIAL** to **CONVERT INTO HABITABLE ROOM**.







**Entrance**

The property is entered via security communal entrance door to communal hallway with stairs to floors above and down front door to: -

**Entrance Hallway**

Wood veneer flooring, airing cupboard, radiator, large walk in cupboard.

**Lounge 16' 0" x 10' 10" (4.87m x 3.30m)**

Double glazed window to front, wood veneer flooring, radiator and door to: -

**Kitchen 10' 9" x 7' 10" (3.27m x 2.39m)**

Double glazed window to rear, fitted with range of wall and base units with roll top work surface over incorporating a stainless steel sink unit with mixer tap, plumbing for washing machine, tiled splash backs, cooker points.

**Bedroom One 12' 6" x 8' 8" (3.81m x 2.64m)**

Double glazed window to front, radiator.

**Bedroom Two 12' 6" x 6' 5" (3.81m x 1.95m)**

Double glazed window to front, wood veneer flooring.

**Bathroom**

Fitted with a suite comprising of a low flush W.C, pedestal wash hand basin with mixer tap and cupboard below, panel enclosed bath with mixer tap and hand held shower attachment, heated towel rail, fully tiled around bath, double glazed window to rear, tiled splash backs.

**Additional Services**

Paul Wallace group provide a comprehensive letting service including property management which is led by experienced individuals. We keep up to date with all the new and ever changing legislation as well as offer rent guarantees. So if you are looking for a buy to let property, considering renting out your property instead of selling or would like a no obligation review to see how Paul Wallace lettings could assist your current property portfolio we would be pleased to hear from you.

This floorplan may not be accurate. The furniture will not be included within any agreement.



Lease Remaining | 100+  
EPC Rating | C

The Brookfield Centre, Cheshunt, Herts, EN8 0NN  
T: 01992 781100  
E: cheshunt@paulwallace.co.uk  
**www.paulwallace.co.uk**



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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.