



## 14 Chapman Courtyard Turners Hill

Cheshunt, EN8 9FD

**Price £270,000**



\*\*\* CHAIN FREE \*\*\* Kirby Colletti are pleased to offer this well presented Two Bedroom Top Floor Apartment within this gated development within a short walk to The Old Pond with its comprehensive shopping facilities and Cheshunt Railway Station which has an excellent service into London.

The property offers Bright and Spacious Open Plan Kitchen/Living Room, Bathroom/W.C, Gated Entrance with Allocated Parking and Security Entry Phone System.

- Chain Free
- Open Plan Living Room/Kitchen
- Gated Development
- Long Lease
- Top Floor
- Bathroom
- Security Entry Phone
- Two Bedrooms
- Residents Parking
- Close to Old Pond and Train Station



## ACCOMMODATION

Communal entrance door to:

### ENTRANCE HALL

Security Entryphone handset. Laminate wooden floor. Electric heater. Storage cupboards.

### OPEN PLANNED KITCHEN/LIVING ROOM

18'5 x 16'2 (5.61m x 4.93m)

Three Front aspect Velux windows. Range of wall units with worksurfaces over and tiled splash backs. Electric hob with oven below. Ceiling extractor fan. Electric heater. Recessed ceiling spotlights. Laminate wood flooring.

### BEDROOM ONE

11 x 9'1 (3.35m x 2.77m)

Two front aspect Velux windows. Electric heater.

### BEDROOM TWO

9'1 x 6'7 (2.77m x 2.01m)

Front aspect velux window. Electric heater.

### BATHROOM/W.C

7'11 x 5'2 (2.41m x 1.57m)

Low level W.C. Pedestal wash hand basin. Panel enclosed bath with shower screen. Shaver socket point.

### OUTSIDE

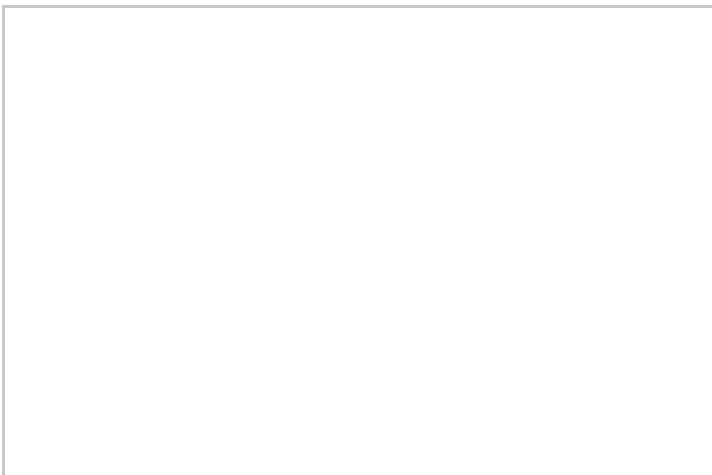
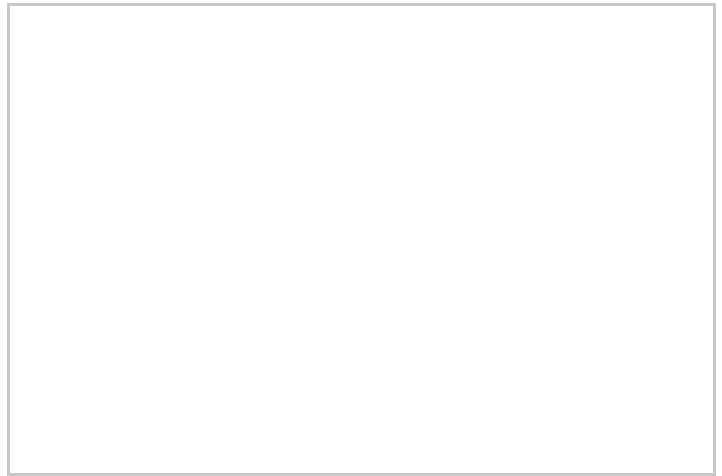
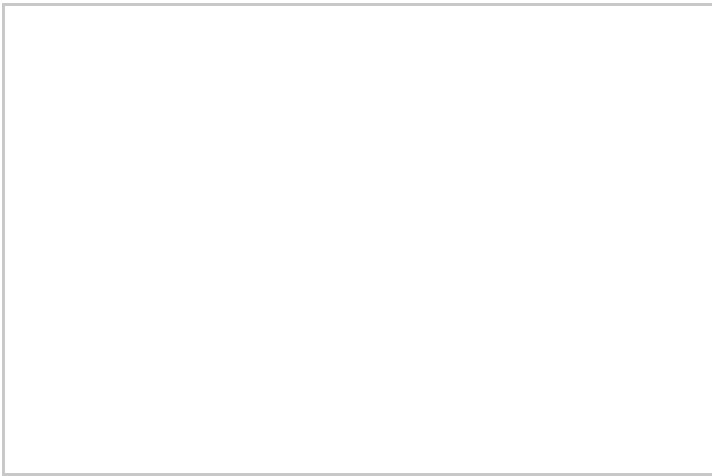
One allocated parking space.

### AGENT NOTES

LEASE: 125 years from 2005 =106 years remaining.

SERVICE CHARGE: £142 monthly.

GROUND RENT: £87.50 every 6 months



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

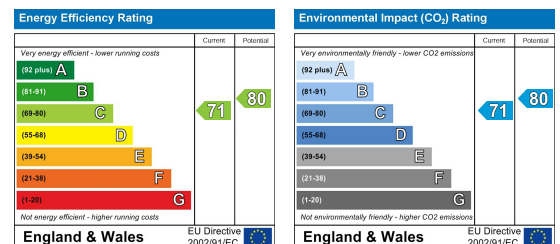


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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