



Flat 1, The Windmill Apartments, Windmill Lane

Cheshunt EN8 9AF

£280,000



Kirby Colletti are pleased to offer this Brand New Development of Six One & Two Bedroom Apartments situated within close proximity of Cheshunt Station and walking distance of the town centre with its comprehensive shopping facilities, bus services and A10/M25 links.

The properties benefits from 10 year NHBC Guarantee, Fitted Kitchen with Integrated Appliances, Luxury Fully Tiled Bathrooms, Gas Central Heating, uPVC Double Glazing and Residents Allocated Parking via Security Gate.



Accommodation

Communal front door via security entry phone to communal hallway with stairs to first and second floor. Communal security door giving access to residents gated parking and bin store.

Entrance Hall

13'9" x 3'9" (4.19m" x 1.14m")
Radiator. Wall mounted security entry phone. Large storage cupboard 7'2" x 3'8". Additional storage cupboard housing washing machine. Recessed spotlights. Door to:

Open Plan Living Room/Kitchen

22'1" x 8'10" (6.73m" x 2.69m")
Front aspect uPVC double window. Radiator. Television aerial point. Recessed spotlights. Kitchen area. Range of wall and base mounted units with concealed lighting. Quartz worksurfaces over. Under mounted stainless steel sink unit with mixer tap over. Built in electric hob. Built in oven below. Extractor hood over. Integrated fridge and freezer.

Double Bedroom

18'4" x 8'9" (5.59m" x 2.67m")
Front aspect uPVC double window. Radiator.

Cupboard housing gas central heating boiler. Recessed spotlights.

Luxury Bathroom

9'6" x 6'1" (2.90m" x 1.85m')
White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Low level W.C with concealed cistern. Wash hand basin. Heated towel rail. Fully tiled walls and tiled floor. Recessed spotlights. Extractor fan.

Exterior

Allocated residents parking via electric security gate. Dustbin store room.

Agent Note

Share of Freehold. 999 year lease.
Ground rent TBC.
Service Charge TBC.

Road Map



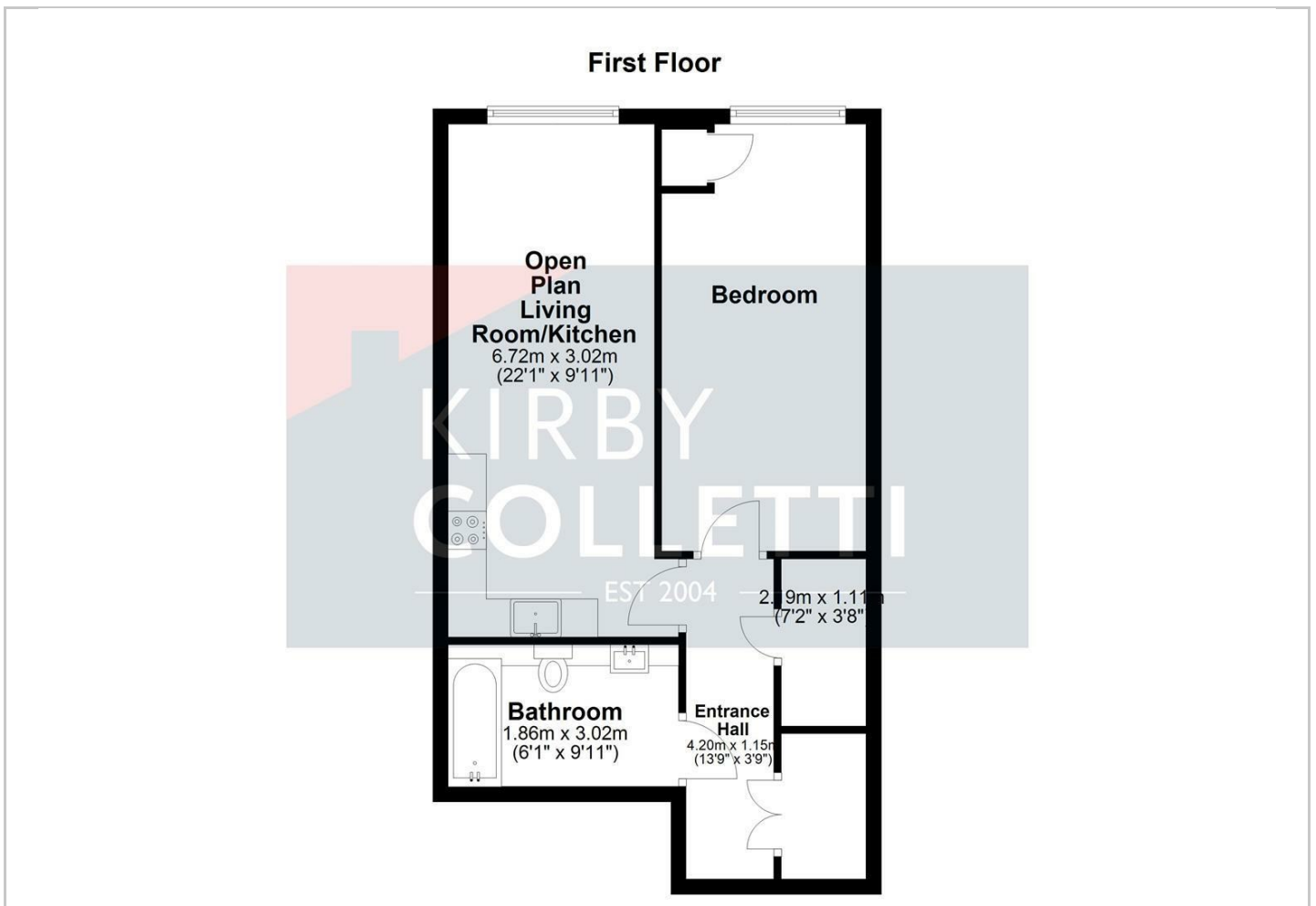
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk