



## 25 Oxford Close

Cheshunt EN8 9QN

Price **£255,000**



\*\*\* Long Lease and Chain Free\*\*\* Kirby Colletti are pleased to offer this Two Double Bedroom Top Floor Flat which has been well maintained and improved by the present with the benefits of a New Gas Central Heating Combi Boiler, uPVC Double Glazed Windows, Lounge, Fitted Kitchen, Shower Room, Communal Garden and En Bloc Garage.

Ideally situated in this quiet Cul De Sac within easy access to all local amenities including School, Bus Services, Town Centre with its comprehensive shopping facilities and Train Station.



### Accommodation

Communal Front door leading to communal entrance hall with stairs to all floors. Front door to:

### Entrance Hall

9'2" max x 7'4 max (2.79m" max x 2.24m max)  
Cupboard housing electric meter. Loft access.  
Radiator. Laminate floor. Door to:

### Lounge

13'5" x 13'2" (4.09m" x 4.01m" )  
Front aspect uPVC double glazed window.  
Television aerial point. Radiator. Laminate floor.

### Kitchen

10'4" x 10'3" (3.15m" x 3.12m")  
Rear aspect uPVC double glazed window.  
Radiator. Range of wall and base mounted units.  
Roll edged work surfaces. Inset single drainer one and half bowl stainless steel sink unit with mixer tap over. Built in Gas four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/Freezer. Wall mounted gas central heating combination boiler. Radiator. Laminate floor.

### Bedroom One

13'4" max x 12'10" (4.06m" max x 3.91m")  
Rear aspect uPVC double glazed window.  
Radiator.

### Bedroom Two

10' x 9'3" (3.05m x 2.82m" )  
Front aspect uPVC double glazed window.  
Radiator.

### Shower Room

8'5" x 4'6" (2.57m" x 1.37m" )  
Rear aspect uPVC double window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin. Heated towel rail.

### Exterior

Communal gardens. En Bloc Garage.

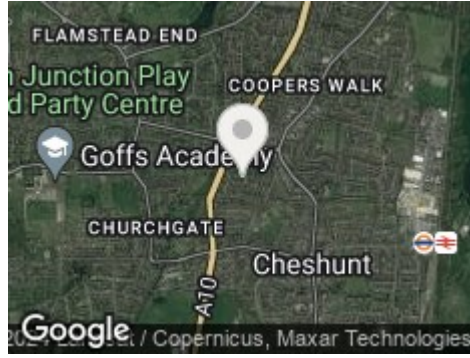
### Agents Note

Lease 116 Years Remaining.  
Service Charge- not a set rate, paid as works are carried out. Split amongst all of the the owners.  
Ground Rent- £200 per annum.

## Road Map



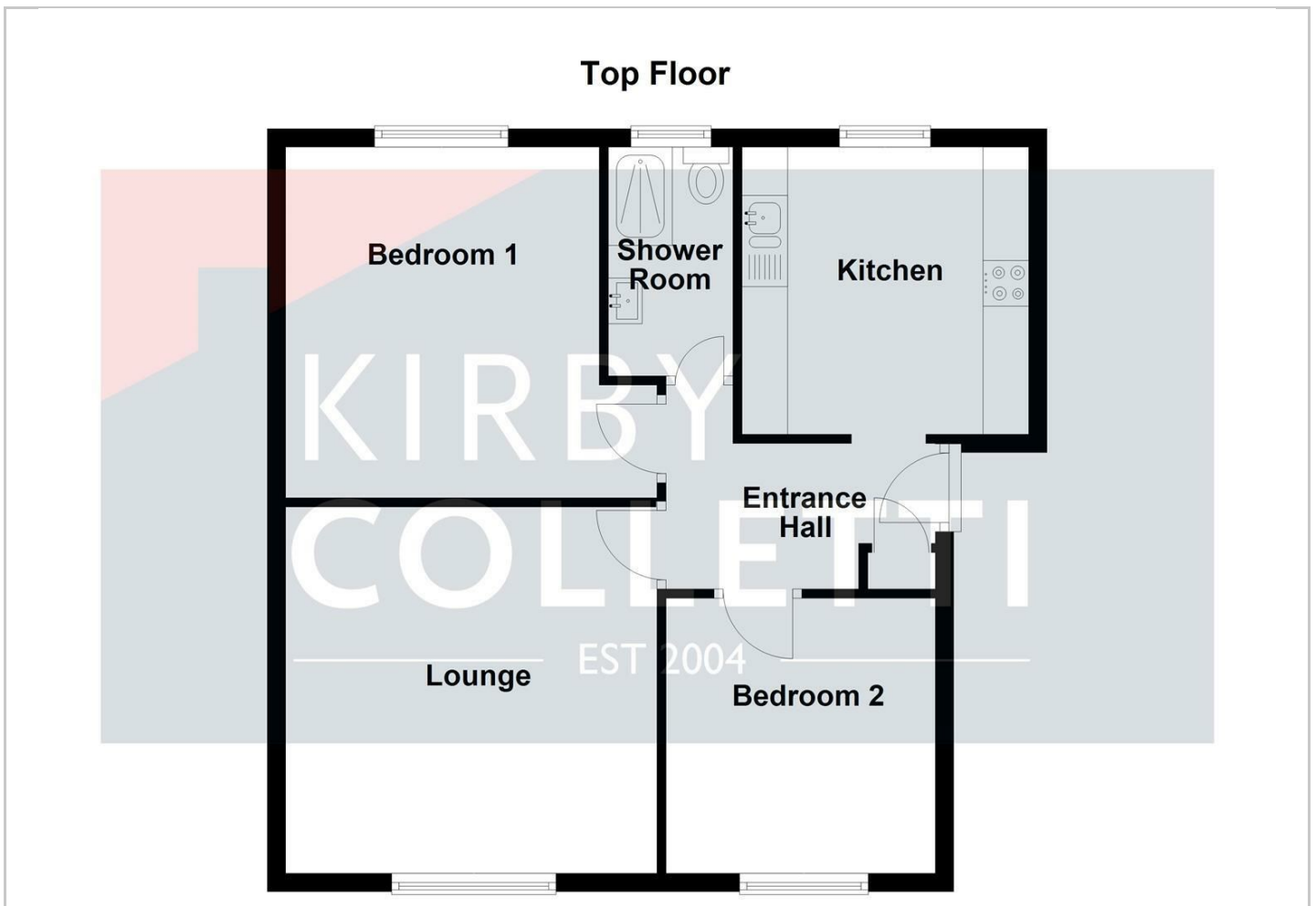
## Hybrid Map



## Terrain Map



## Floor Plan

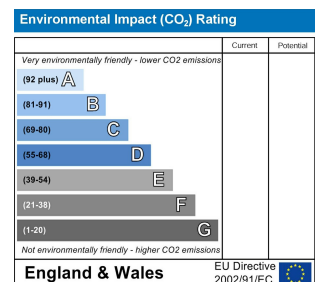
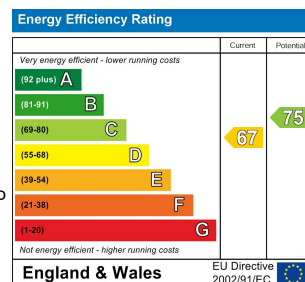


## Viewing

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



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