

# Jonathan Hunt

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**17 Kelman Close, Cheshunt, EN8 8JL**

**£275,000**

JONATHAN HUNT are pleased to offer this well appointed TWO BEDROOM first floor apartment located just a few minutes walk from the town centre. The property features double glazed windows, refitted Bathroom suite, useful loft storage and well kept communal gardens. The property is offered chain free.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 17 Kelman Close, Cheshunt, EN8 8JL

## ENTRANCE HALLWAY

## SITTING/DINING ROOM 18'1" x 9'10" (5.52 x 3)



## BEDROOM TWO 12'1" x 6'6" max (3.7 x 2 max)



## KITCHEN 7'10" x 7'2" (2.4 x 2.2)



## BATHROOM



## BEDROOM ONE 12'1" x 8'8" max (3.7 x 2.66 max)



## EXTERIOR



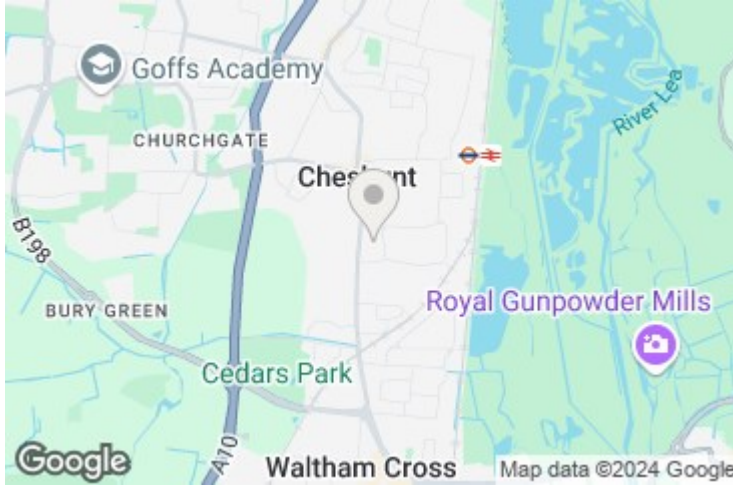
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## COMMUNAL GARDENS



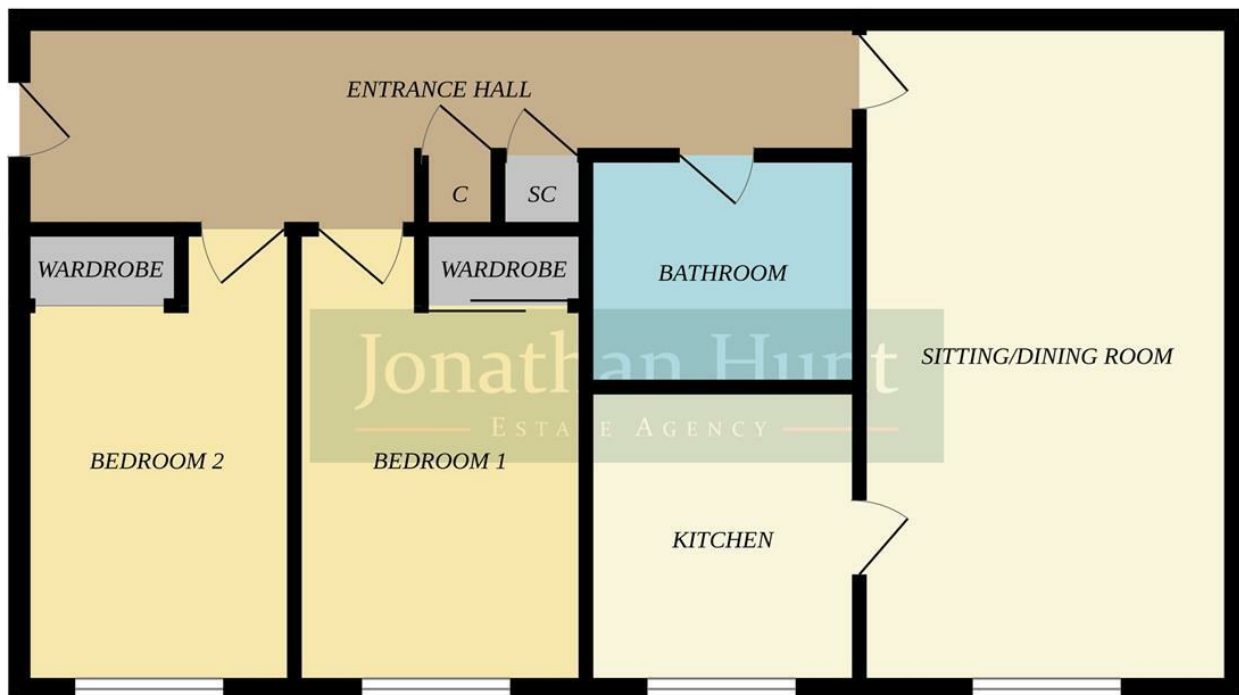
## RESIDENTS PARKING

## COUNCIL TAX BAND C



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

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



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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