



£125,000

Turners Hill, Cheshunt

Turners Hill, Cheshunt, EN8 8SA

***** INCENTIVES AVAILABLE FOR THE PURCHASER/S *****

Keith Ian are delighted to offer this ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR WITH JULIET BALCONY for the over 60's. The property is ideally located within walking distance of local shops, public transport and doctors surgery. Benefitting from double glazing, economy heating, lift, and fitted wardrobe to bedroom. Communal facilities include lounge, garden, parking and laundry room. Early viewing recommended.

LOUNGE

17'4" x 10'7" (5.28 x 3.23)

KITCHEN

7'4" x 5'0" (2.24 x 1.52)

BEDROOM

13'11" x 8'8" (4.24 x 2.64)

WET ROOM

6'7" x 5'7" (2.01 x 1.70)

LEASEHOLD INFORMATION

Length of Lease: 91 years approx.

Service Charge: £2751.54

Ground Rent: £590.09

This information has been provided by the Vendor please check with your solicitor prior to completion.

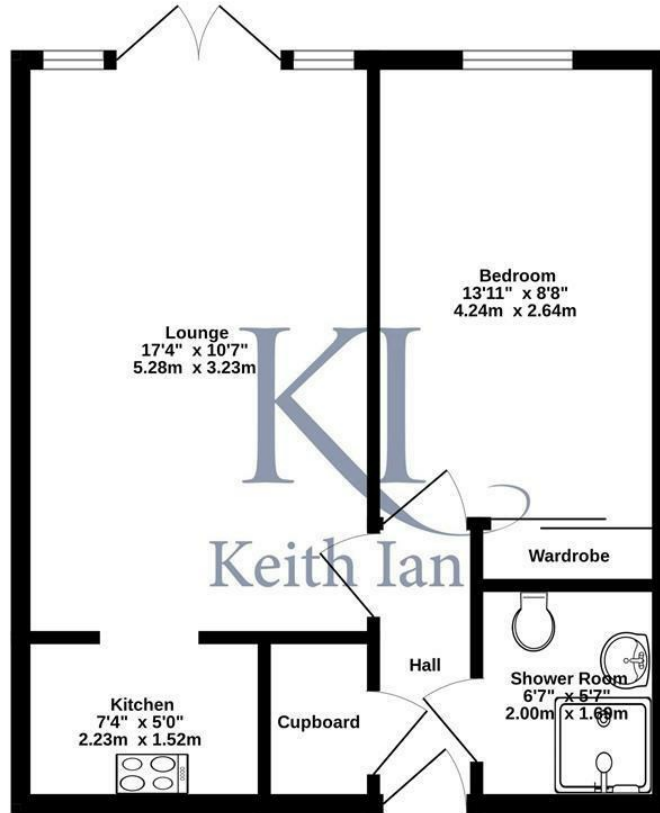
WHAT3WORDS

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Ground Floor
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 sq.m.) approx.

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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81 84	England & Wales EU Directive 2002/91/EC

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