



£169,750

*Turners Hill, Cheshunt*

## **Turners Hill, Cheshunt, EN8 8SA**

*Keith Ian are delighted to offer this second floor RETIREMENT two bedroom over 60's apartment over looking the newly refurbished Grundy Park. The apartment has a resident house manager and benefits from being ideally located close to local shops which include a public library, community hospital, Drs surgery, Post office and public transport facilities. The property benefits from double glazing, 2 double bedrooms with fitted wardrobes to both bedrooms.*

*\*Communal facilities include a Lounge with kitchen, laundry room, communal parking and a 24 hour emergency system. \*\*\*CHAIN FREE \*\*\**

### **LOUNGE**

*16'7 x 13'4 (5.05m x 4.06m)*

### **KITCHEN**

*9'2 x 6'4 (2.79m x 1.93m)*

### **BEDROOM ONE**

*13'9 x 9'1 (4.19m x 2.77m)*

### **BEDROOM TWO**

*11'7 x 6'7 (3.53m x 2.01m)*

### **BATHROOM**

*6'8 x 5'6 (2.03m x 1.68m)*

### **LEASEHOLD INFORMATION**

*Lease - 102 years approx.*

*Service Charge - £2063.00 approx. paid every 6 months*

*Ground Rent - £322.00 approx. paid every 6 months*

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

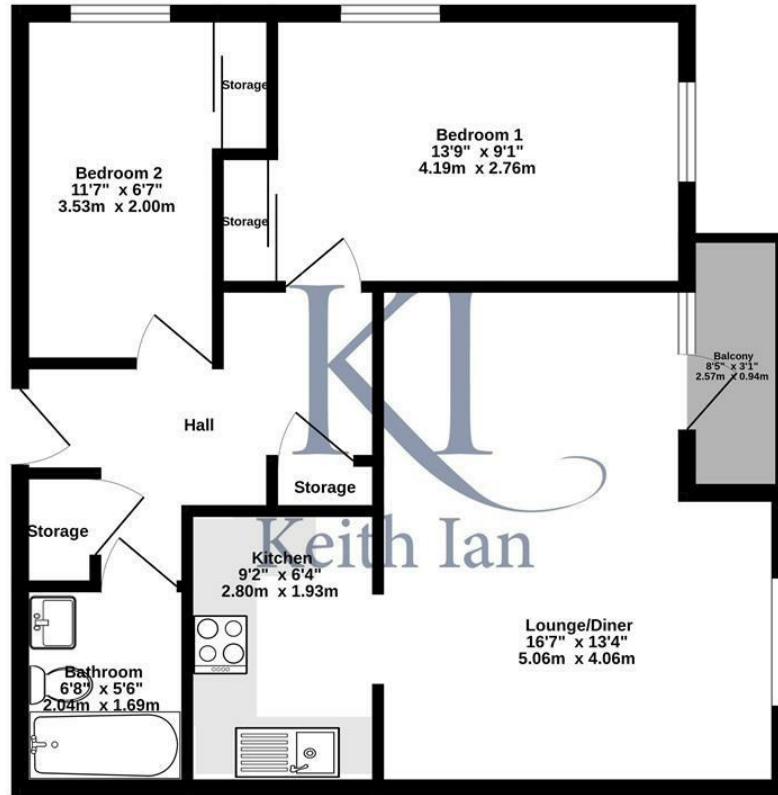
### **WHAT3WORDS**

*///backup.bind.seat*





Ground Floor  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.5 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/fittings 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	Current	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	Current	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	

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