



£250,000

Downfield Road, Cheshunt

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Downfield Road, Cheshunt, EN8 8SS

Keith Ian are pleased to offer for sale this spacious 2 bedroom top floor apartment with a balcony. The property offers a modern white gloss kitchen and modern bathroom. Both bedrooms are double rooms and the property is conveniently located Cheshunt train station which offers a direct service to London Liverpool Street within 20 minutes. The property also benefits from gas central heating, communal drying area and outside storage shed.

ENTRANCE HALLWAY

LOUNGE

16'8 x 10'11 (5.08m x 3.33m)

KITCHEN

11 x 7'11 (3.35m x 2.41m)

BEDROOM ONE

12'11 x 10'11 (3.94m x 3.33m)

BEDROOM TWO

11'2 x 9'9 (3.40m x 2.97m)

BATHROOM

BALCONY

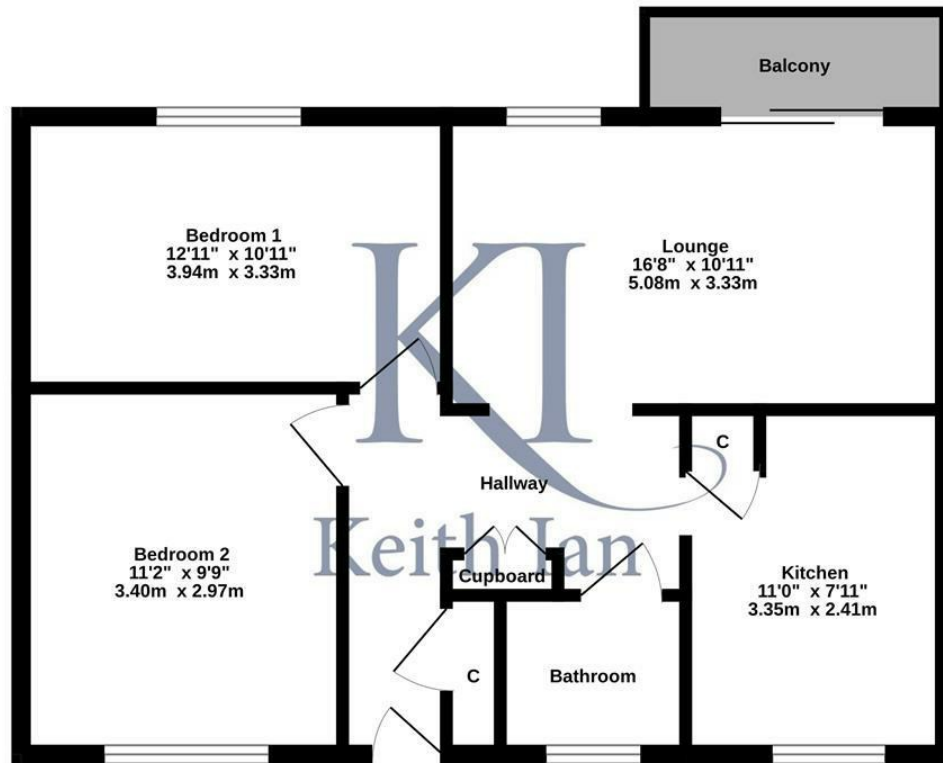
WHAT3WORDS

///media.hoot.cafe





Ground Floor



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		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	62	63	(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		England & Wales
			EU Directive 2002/91/EC

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