



£125,000

Bishops Court, Cheshunt

Bishops Court, Cheshunt, EN8 9NG

Keith Ian are pleased to bring to market this 1 bedroom GROUND FLOOR and CHAIN FREE retirement apartment in West Cheshunt. The property is ideally located close to shops and other local amenities as well as having a bus stop positioned less than a 100 feet from the block. It has also been fully refurbished inside with new carpets, a refitted kitchen and shower room. Further benefiting from full double glazing, communal grounds with river views, communal lounge for socialising, communal kitchen, laundry room and car park for owners and visitors. The block is also warden controlled and only available to people over the age of 55.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance. Early viewing recommended.

ACCOMMODATION COMPRISES:

LOUNGE

12'8 x 10'4 (3.86m x 3.15m)

KITCHEN

10'6 x 4'7 (3.20m x 1.40m)

BEDROOM

8'11 x 8'7 (2.72m x 2.62m)

SHOWER ROOM

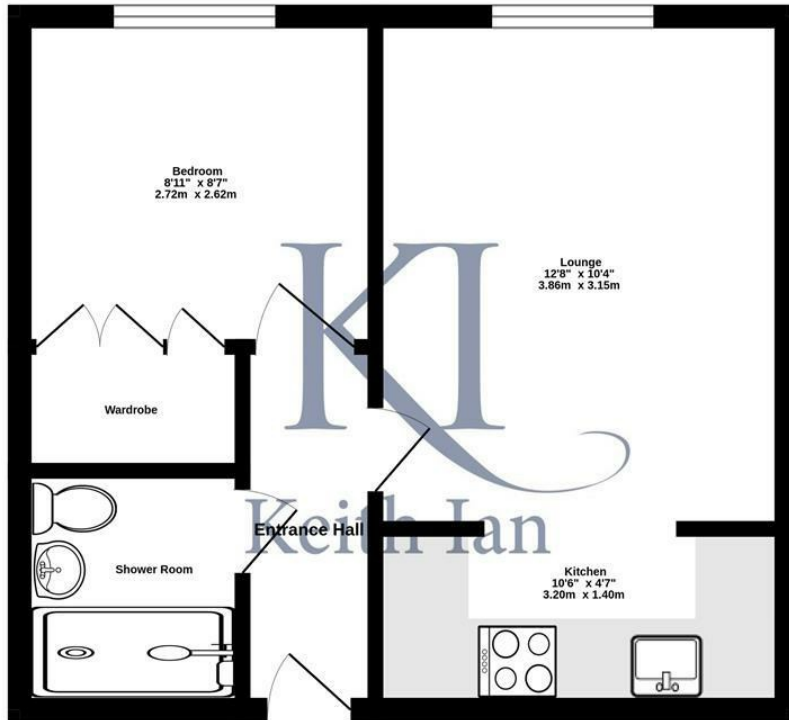
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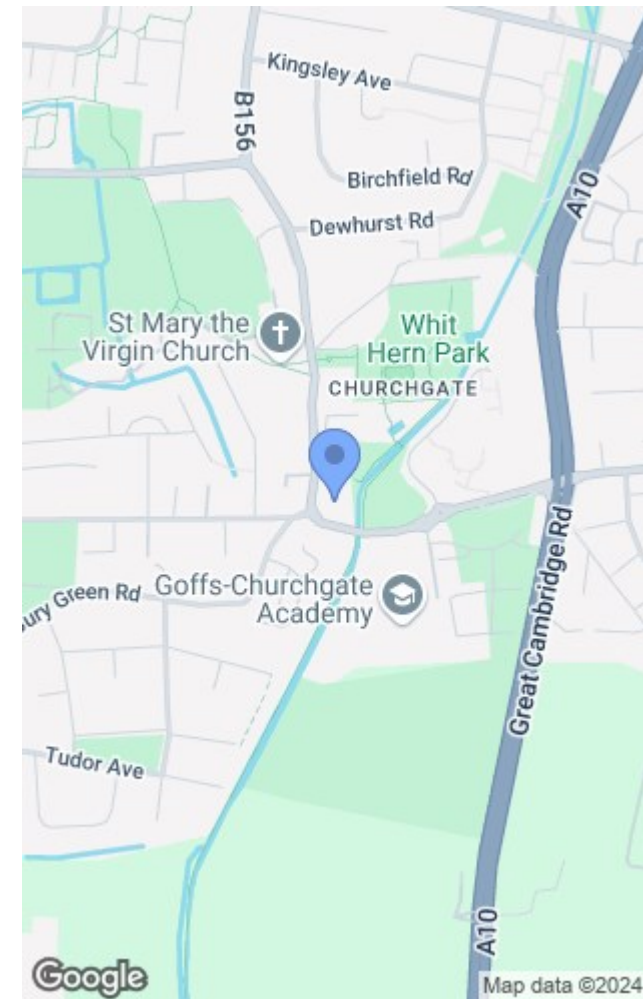


Ground Floor



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/fitments 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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