



King Arthur Court,
Cheshunt

£1,100 Per Month

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Sanctuary
Sales & Lettings

King Arthur Court, Waltham Cross, EN8 8EH - £1,100 Per Month

Sanctuary Lettings are pleased to offer this cozy maisonette studio flat with private entrance in a peaceful cul-de-sac in King Arthur Court. Recently refurbished in 2022, this bright and airy flat includes a spacious lounge, pull down bed with mattress, separate modern kitchen, and 3-piece bathroom. Additional outside storage area perfect for bikes or work equipment.

Walking distance to both Cheshunt and Theobalds Grove stations and the old pond amenities, making it perfect for commuters.

Well maintained communal gardens.

Parking available.

ENTRANCE HALLWAY

LOUNGE/BEDROOM

15'9 x 13'1

KITCHEN

6'2 x 6'1

BATHROOM

6'3 x 5'3

LARGE OUTSIDE STORAGE CUPBOARD

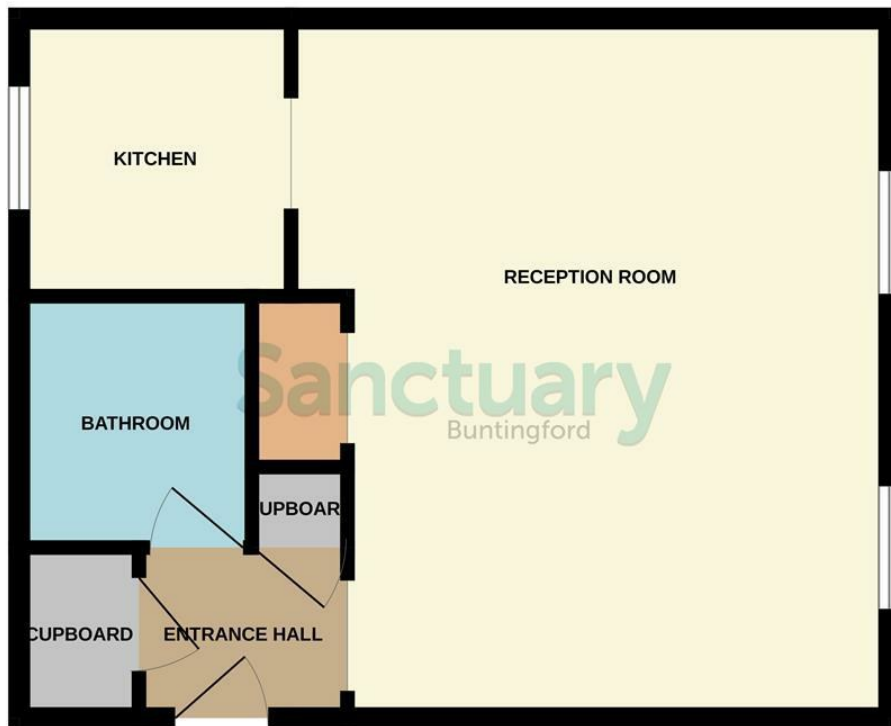
COMMUNAL GARDENS

COMMUNAL PARKING





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			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
79		51	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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