



Flat 3 Beverley Gardens, Cheshunt Waltham Cross EN7 5LX

welcome to

Flat 3 Beverley Gardens, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this stunning SHARE OF FREEHOLD one bedroom first floor converted flat situated in a popular Cheshunt location. Recently converted and offered chain free. An early internal viewing is a must!



Accommodation Comprising Of Communal Entrance

Stairs leading to front door

Entrance Hall

Entry phone system, radiator, laminate flooring

Lounge

23' 4" x 13' 5" (7.11m x 4.09m)

Double glazed window to rear aspect, radiator, laminate flooring. Open plan to:

Kitchen Area

Double glazed velux window and double glazed window to side aspect. Range of wall and base units with matching worktops, integrated oven, hob and extractor fan. Integrated washing machine and dishwasher.

Bedroom 1

13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed window to front aspect, radiator.

Bathroom

Double glazed velux window and double glazed window to side aspect, tile enclosed bath with wall mounted shower controls and rain shower over head, vanity wash hand basin with storage under, WC, chrome heated towel radiator. The walls and flooring are tiled.

Exterior

To the front of the property is an allocated parking bay



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Flat 3 Beverley Gardens, Cheshunt Waltham Cross

- Share of freehold
- Converted top floor apartment
- One double bedroom
- Chain free
- High spec interior throughout

Tenure: Leasehold EPC Rating: C

£234,000



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BRX108105 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property