



Cranleigh Close, Cheshunt Waltham Cross EN7 6HJ

welcome to

Cranleigh Close, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this spacious and well presented one double bedroom ground floor flat situated in a quiet residential turning in Cheshunt. An internal viewing is recommended.

Accommodation Comprises Of:

Entrance Hall

Phone entry system, storage cupboard.

Lounge

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to front aspect, double glazed window to side aspect, electric radiator.

Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

Double glazed window to side aspect, space for fridge freezer, space for oven, plumbing for washing machine, part tiled walls, vinyl floor.

Bedroom 1

10' 5" Max into wardrobe x 7' 10" max (3.17m Max into wardrobe x 2.39m max)

Double glazed window to front aspect, built in wardrobe.

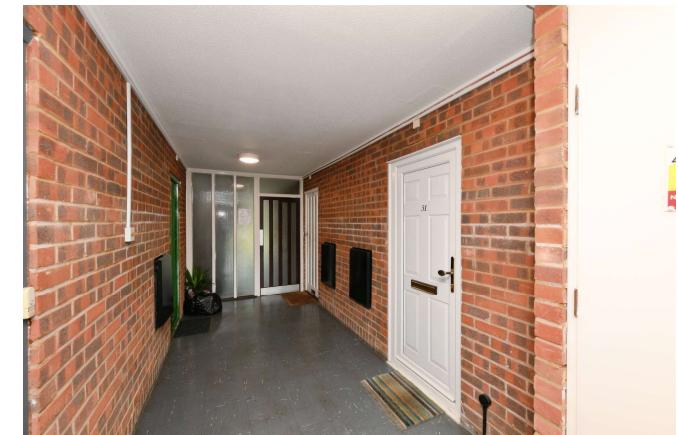
Bathroom

Panled bath, wc, vinyl floor, wash hand basin, part tiled walls.

Exterior

Allocated parking





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Cranleigh Close, Cheshunt Waltham Cross

- Long lease
- Chain free
- One double bedroom
- Modern bathroom
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 120.00

Ground Rent: 314.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 28 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Total floor area 33.4 m² (360 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109306 - 0004

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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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