



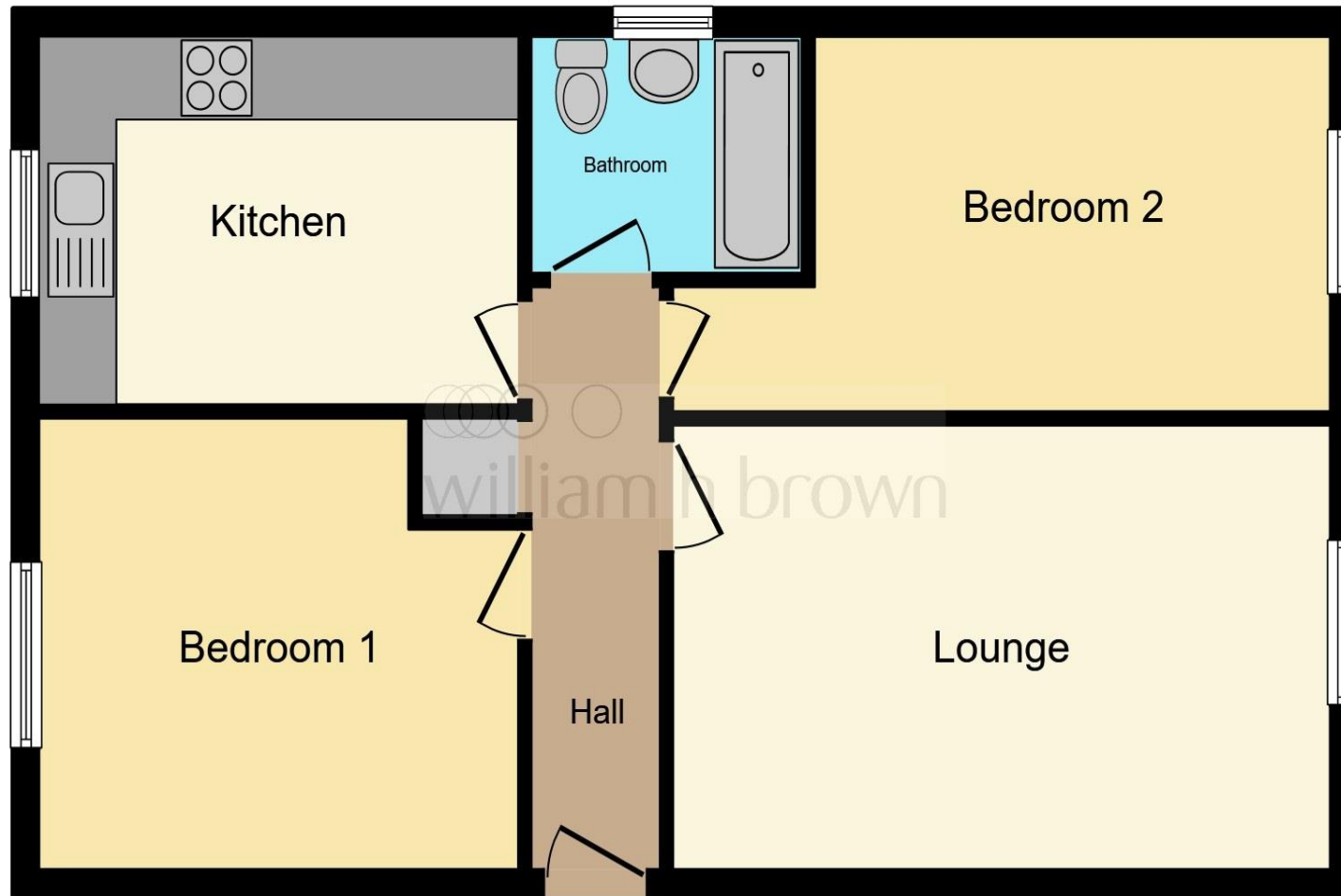
Andrews Lane, Cheshunt Waltham Cross EN7 6LH

welcome to

Andrews Lane, Cheshunt Waltham Cross

WILLIAM H BROWN are delighted to offer for sale this NO CHAIN TWO BEDROOM TOP FLOOR FLAT within a block of only 4 apartments, positioned within this quiet location of West Cheshunt. Communal gardens and communal parking. Viewing recommended.





Accommodation Comprises

Entrance Hall

The Apartment

Entrance Hall

Lounge

17' 2" x 10' 8" (5.23m x 3.25m)

Kitchen

12' 4" x 8' 9" (3.76m x 2.67m)

Bedroom 1

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom 2

16' 11" into door recess max x 8' 9" (5.16m into door recess max x 2.67m)

Bathroom

Exterior

Communal Gardens & Communal Parking

Total floor area 60.3 sq.m. (649 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

welcome to

Andrews Lane, Cheshunt Waltham Cross

- Spacious Two Bedroom Upper Floor Apartment
- Chain Free
- Communal Gardens & Parking
- Well Presented Throughout
- Well Equipped Kitchen
- Modern Bathroom
- Accessible to Railway Station, Schools & Shopping Centre

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£230,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD111922](https://www.williamhbrown.co.uk/Property/HSD111922)



Property Ref:
HSD111922 - 0003

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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