



120 Vancouver Road, Cheshunt
£199,995 Leasehold



120 Vancouver Road, Cheshunt

9 Lynton Parade, Turners Hill,
Cheshunt, Hertfordshire, EN8 8LF

01992 635735
www.kings-group.net

- TWO BEDROOM TOP FLOOR FLAT
- CANADA FIELDS DEVELOPMENT
- ALLOCATED PARKING AND VISITORS BAY
- IDEAL FOR FIRST TIME BUYERS OR INVESTMENT
- CLOSE TO SOUGHT AFTER SCHOOLS
- EASY ACCESS TO A10 AND M25
- EPC RATING: C
- OFFERS CONSIDERED AT 40% SHARE

Kings Group - Cheshunt are pleased to offer this BRIGHT AND SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT LOCATED IN THE POPULAR CANADA FIELDS DEVELOPMENT.

Public Notice

120 Vancouver Road, Broxbourne, Hertfordshire, EN10 6FF

We are acting in the sale of the above property and have received an offer of £176,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C.

This property is the perfect first time purchase or investment as it has so much to offer a new potential owner such as being located near some of Cheshunts most popular schools like Hertford Regional College (0.5 miles), Longlands Primary School (0.6 miles), Haileybury Turnford (1.5 miles) and many more. Yukon Road also offers great links to London and the surrounding areas with the A10 and M25 both being accessible within 10 minutes as well as having local shops and amenities at The Brookfield Shopping Center just a 5 minute walk away. As a new potential owner you also have the benefit of having a wide choice of parks to choose from giving you large open spaces for walks and outdoor actives such as Cheshunt Park Golf Center and Wormley Playing Fields are two local parks that are both walking distance from the property.

The accommodation comprises of lounge / diner, fitted kitchen, two spacious bedrooms and bathroom. The apartment further benefits from having a security entry phone system, allocated and visitor parking. Internal viewings are highly recommended so to avoid disappointment call us to book an appointment on 01992 635 735.

Reception Room 10'07 x 15'08 (3.23m x 4.78m)

UPVC double glazed windows to the front, textured ceiling, electric heaters, laminate flooring, TV point, telephone point and power points.

Kitchen 7'07 x 10'08 (2.31m x 3.25m)

Tiled flooring, tiled splash back walls, base and wall units with roll top, integrated cooker, electric oven, electric hob, extractor fan, drainer sink unit, space for fridge freezer, plumbing for washing machine, textured ceiling, power points.

Bathroom 6'03 x 6'06 (1.91m x 1.98m)

Lino flooring, extractor fan, panel enclosed with shower attachment, pedestal wash basin, low level W.C., part tiled walls, coved ceilings.

Bedroom 1 14'02 x 9'00 (4.32m x 2.74m)

UPVC double glazed windows to front, coved ceiling, single electric heater, carpeted flooring, telephone point, TV aerial point, power point.

Bedroom 2 8'00 x 8'11 (2.44m x 2.72m)

UPVC double glazed windows to front, coved ceiling, single electric heater, carpeted flooring, power points.

GROUND FLOOR
54.0 sq.m. (581 sq.ft.) approx.



TOTAL FLOOR AREA: 54.0 sq.m. (581 sq.ft.) approx.
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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