



**12 The Pond House Turners Hill, Cheshunt**  
**£205,000 Leasehold**



# 12 The Pond House Turners Hill, Cheshunt

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

01992 635735  
[www.kings-group.net](http://www.kings-group.net)

- ONE BEDROOM APARTMENT
- LEASEHOLD - 120 YEAR REMAINING
- PRIME LOCATION
- IMMACULATE CONDITION
- MODERN FULLY FITTED KITCHEN
- BEAUTIFUL SHOWER ROOM
- LARGE MASTER BEDROOM
- CLOSE TO CHESHUNT AND THEOBALDS TRAIN STATIONS
- NEAR LOCAL SHOPS AND AMENITIES
- EPC RATING B

Kings Group are delighted to offer this BEAUTIFUL ONE BEDROOM FLAT FOR SALE IN THE HEART OF CHESHUNT.

This spacious property is the ideal purchase for any first time buyer looking to buy a ready to move into first property or any investor looking to add a fantastic property to their portfolio and get a great return in their investment. The property has a lot to offer a new owner such as being located right in the centre of Cheshunt, it has fantastic links to Cheshunt Station with the station being under a 10 minute walk away and with access to the A10 and M25 in under 5 minutes access to London and the surrounding areas is very easy. The property also benefits from being located near local shops and amenities with the Old Pond being on the properties door step there is a wide range of supermarkets, restaurants, gyms and local high street shops to choose from, and with Brookfield Shopping Center being just 0.5 miles away there is also more supermarkets and retail shops on offer very close by. With the property being located in the center of Cheshunt it also gains from being near some of the areas most popular schools such as Burleigh Primary School (0.3 miles), Goffs Churchgate Academy (0.9 miles) and many more within walking distance.

The accommodation comprises of a large open plane living area with a fully fitted modern kitchen , spacious bedroom and a beautiful shower room, we highly recommended internal viewings on this fantastic property so to arrange a viewings please give us a call on 01992 635 735.

## **Living Room / Kitchen 17 x 15 (5.18m x 4.57m)**

UPVC double glazed windows to front and side, laminate flooring throughout, under floor heating, TV and power points. Range of base units with worksurfaces, tiled splash backs, integrated electric oven, gas hob, chimney style extractor fan, sink and drainer unit, integrated fridge/freezer, integrated washing machine and dishwasher.

## **Bedroom 13 x 10 (3.96m x 3.05m)**

UPVC double glazed window to front, laminate flooring, under floor heating and power points.

## **Shower Room 7'7 x 4'3 (2.31m x 1.30m)**

Three piece bathroom suite comprising of walk in shower unit, low level WC and hand wash basin with vanity unit underneath, tiled walls and floor and heated towel rail.

## **Lease / Charges Info**

Lease - 120 Year Remaining  
Service Charge - £1500 Per Annum  
Ground Rent - £200 Per Annum  
EPC Rating - B  
Council Tax Band - B

GROUND FLOOR  
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA : 41.1 sq.m. (442 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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