



**Flat 61 Westminster Court, Cheshunt
Offers In Excess Of £180,000 Leasehold**



Flat 61 Westminster Court, Cheshunt

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

01992 635735
www.kings-group.net

- ONE BEDROOM FLAT
- CHAIN FREE
- LEASEHOLD
- 960+ YEAR LEASE
- LIFT ACCESS
- ALLOCATED PARKING
- SPACIOUS LOUNGE
- LARGE BEDROOM
- IDEAL FOR BOTH FIRST TIME BUYERS AND INVESTORS
- WALKING DISTANCE TO WALTHAM CROSS STATION

Kings Group - Cheshunt are delighted to offer this FANTASTIC CHAIN FREE TOP FLOOR ONE BEDROOM FLAT, BEING SOLD WITH A 960+ YEAR LEASE !!.

This spacious one bedroom flat has been is an ideal purchase for any first time buyer looking to get onto the property ladder or a buy to let investor looking to get a great return on their investment as this property has so much to offer a new owner. One of the major benefits this property offers is that its in prime location for travelling in and out of London and to surrounding areas with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station being just 0.5 miles away you have a direct line into London Liverpool street in under 20 minutes there is also great links with Waltham Cross Bus Station being accessible in under 5 minutes public transport links are never far away. Westminster Court also benefits from being located near local shops and amenities with Pavilions Shopping Centre being just 0.6 miles away and with Waltham Abbey town centre also being 1 mile away there is a wide choice of supermarkets and retail shops to choose from. The property also benefits from being located near Lea Valley Park and with Lea Valley White Water Rafting Centre both being accessible in under 2 minutes providing large open spaces and activities for family days out.

The accommodation comprises of spacious lounge, modern kitchen, large bedroom and family bathroom, lift access and entry phone system. The property also comes with allocated parking. Internal viewings are highly recommended so to avoid disappointment contact us on 01992 635 735 to arrange a viewing.

Lounge 17'9 x 10'5 (5.41m x 3.18m)

UPVC double glazed window, laminate flooring, electric heater, storage cupboard, power points.

Kitchen 10'4 x 6'5 (3.15m x 1.96m)

Lino flooring, range of wall and base units with worktop surfaces, space for cooker, electric hob, extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, built in storage cupboard, power points.

Bedroom 14 x 8 (4.27m x 2.44m)

UPVC double glazed window, carpeted, electric heater, built in wardrobe, power points.

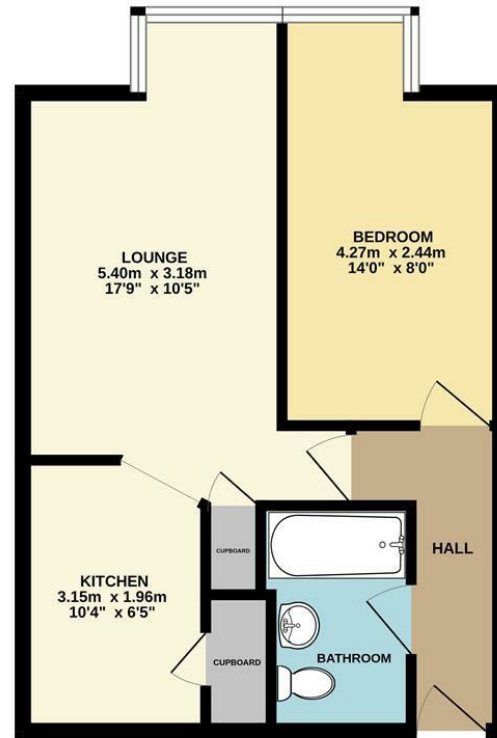
Bathroom 7'3 x 5'5 (2.21m x 1.65m)

Three piece bathroom suite comprising of panel enclosed bath with electric shower attachment, low level WC, pedestal hand wash basin, extractor fan, tiled floor, splash back tiled around bath and basin.

Lease & Charges

Lease - 963
Service Charge -
Ground Rent -

GROUND FLOOR



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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