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Glen Luce, Turners Hill, Cheshunt EN8 8NW



Offers In The Region Of £195,000 Leasehold



Kings Group - Cheshunt are pleased to offer this READY TO MOVE INTO ONE BEDROOM RETIREMENT FLAT which is located within easy reach of Cheshunt Train Station and Theobald Grove Train Station which offers fast links into London.

This internally spacious property is the ideal purchase for any buyer as it offers everything a potential buyer needs such as being located in a very popular area with great access to the A10 / M25 both of which offer good road links to the surrounding areas. As well as being close to local shops and amenities with the Old Pond is just a stone's throw away giving you wide choices of local shops, restaurants and supermarkets right on your doorstep, with the added bonus of having Cheshunt Community Hospital just walking distance away.

The accommodation is carpeted throughout and comprises a living room/dining room, fully integrated kitchen, large bedroom, bathroom and storage space. We highly recommend internal viewings, to arrange viewings please contact us on 01992 635 735.

Lounge / Diner 20'1 x 10'10

UPVC double glazed window, Juliet balcony, carpeted, single radiator, electric fireplace, power points.

Kitchen 10'7 x 6'11

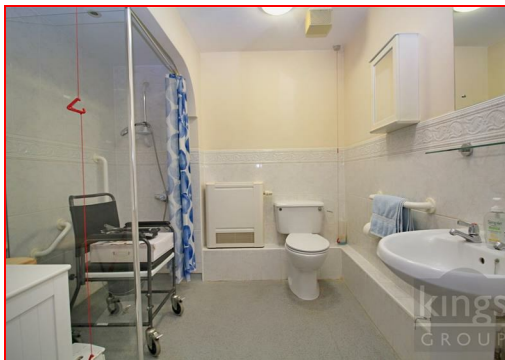
UPVC double glazed window, lino flooring, range of wall and base units, integrated fridge/freezer, integrated oven, electric hob, sink and drainer unit, extractor fan, power points.

Bedroom 12'4 x 11'11

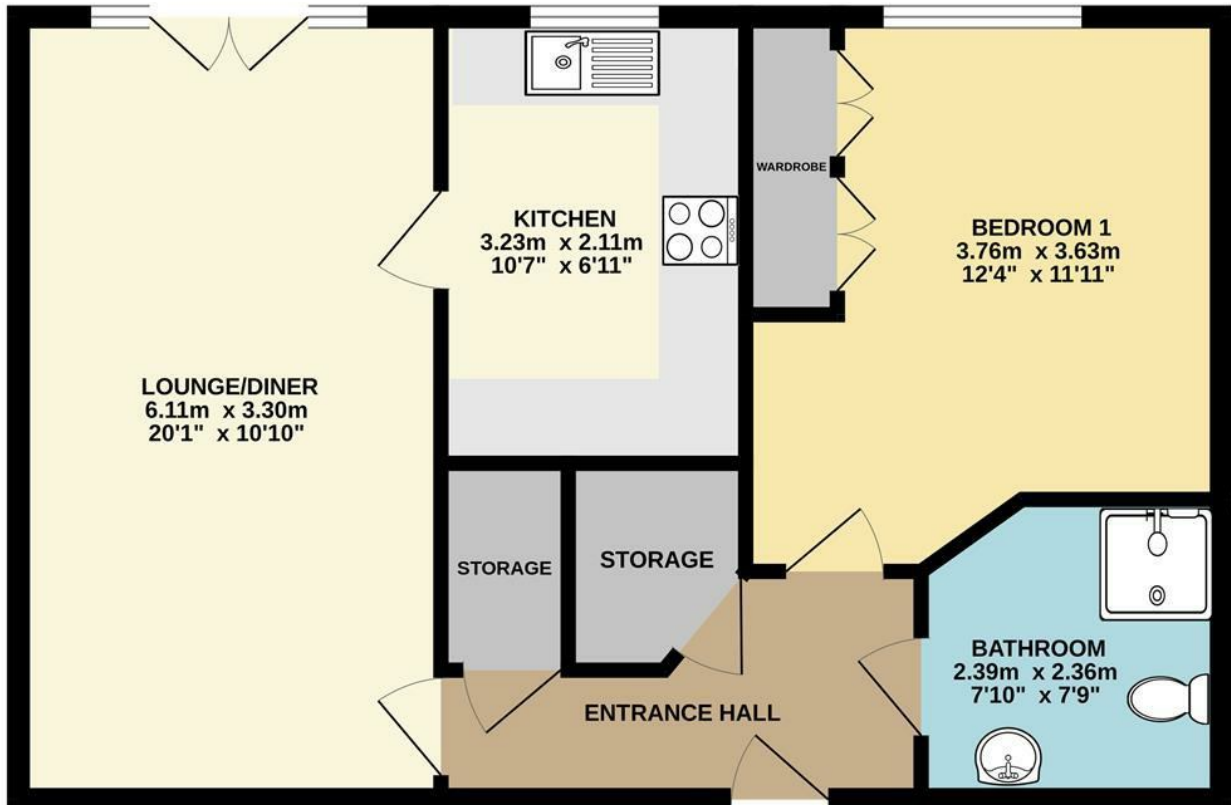
UPVC double glazed window, carpeted, single radiator, built in wardrobes

Bathroom / Wet Room 7'10 x 7'9

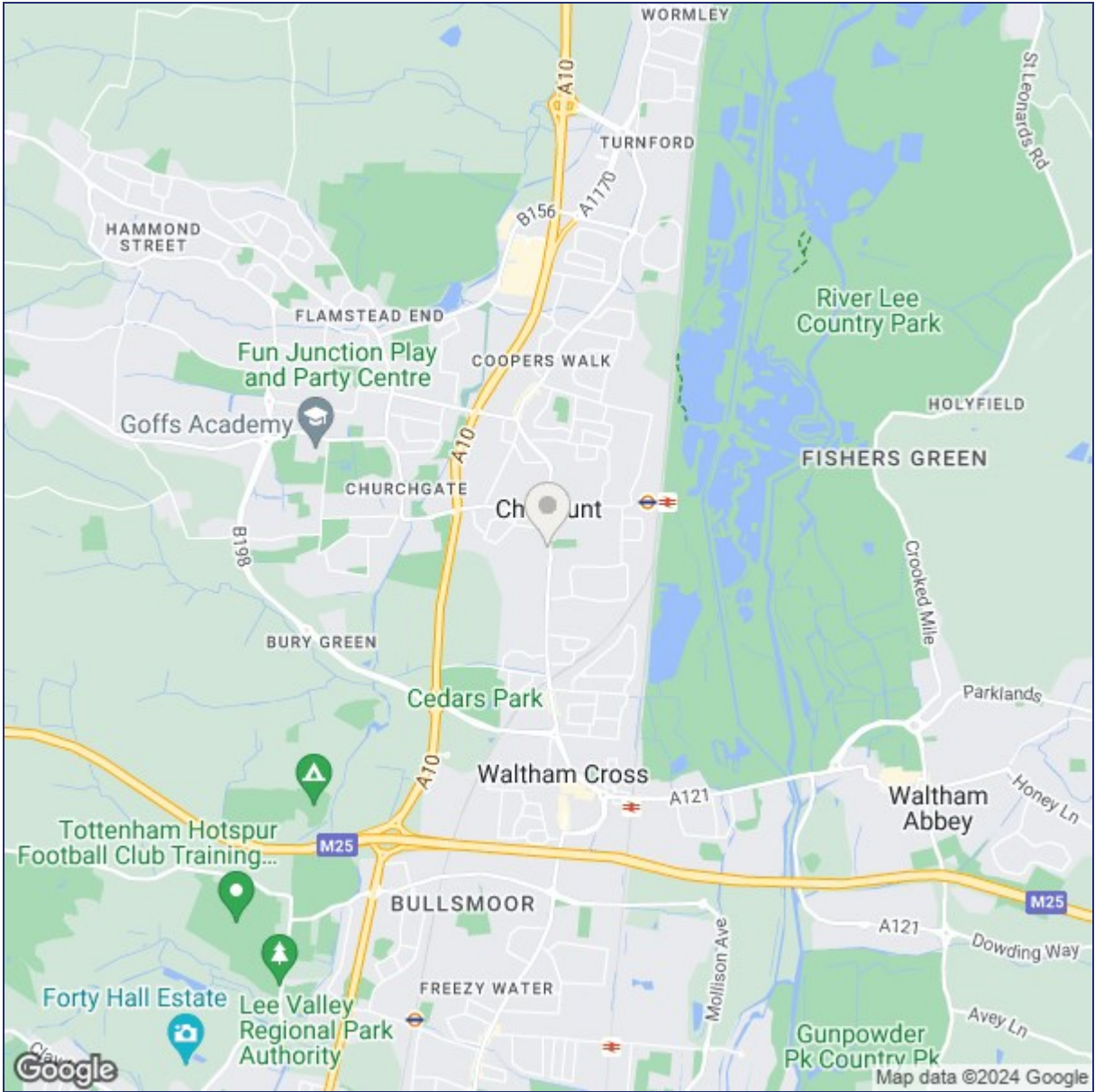
Thermostatically controlled shower, low level WC, pedestal hand wash basin, lino flooring, part tiled walls.



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

