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## Victoria Close, Cheshunt EN8 9EP



**£225,000 Leasehold**

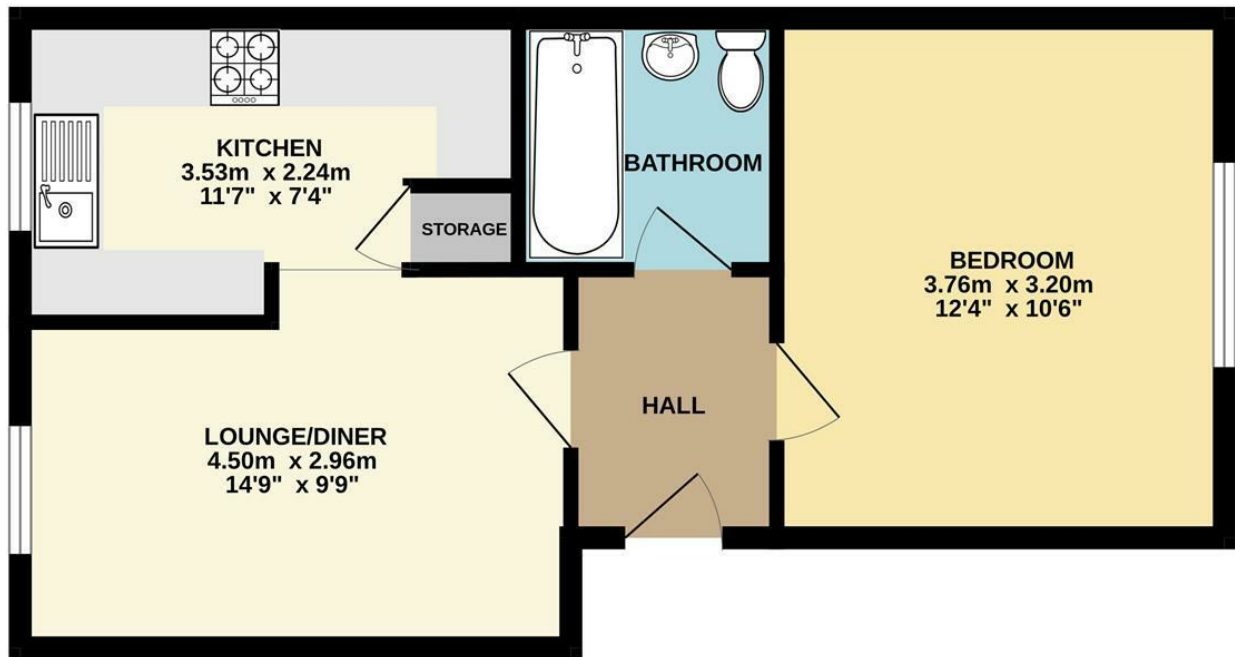
Kings Group - Cheshunt are delighted to offer this FANTASTIC ONE BEDROOM GROUND FLOOR FLAT.

This beautiful property has been well maintained and looked after, with the current owner updating the property throughout and maintaining it to a high standard, some of the works carried out include new lighting fixtures, a Smart Hive Thermostat, solid wood open shelving in the kitchen, new taps, and a newly fitted bath screen, cabinet and waterfall shower. This property has a wide range of benefits to offer a new owner such as having great transport links with the A10 and M25 being accessible in under 5 minutes and with Cheshunt Station being half a mile away (10 minute walk) with direct access to London Liverpool Street (25 minutes), Tottenham Hale (9 minutes), via National Rail and Overground which are both on Oyster pay zones, and with direct trains to London Stansted Airport, it makes for an easy commute. Alexander Court also benefits from being located near local shops and amenities with Brookfield Shopping Center being just 1 mile away there are a wide choice of supermarkets and retail shops to choose from and with the High Street being just a stone's throw away there are also local shops right on your doorstep. Not only is the property well-connected to London, the area is surrounded by numerous green spaces, including the 1,000 acre River Lea Country Park, which is a perfect place for walking, running and cycling, only 1 mile away.

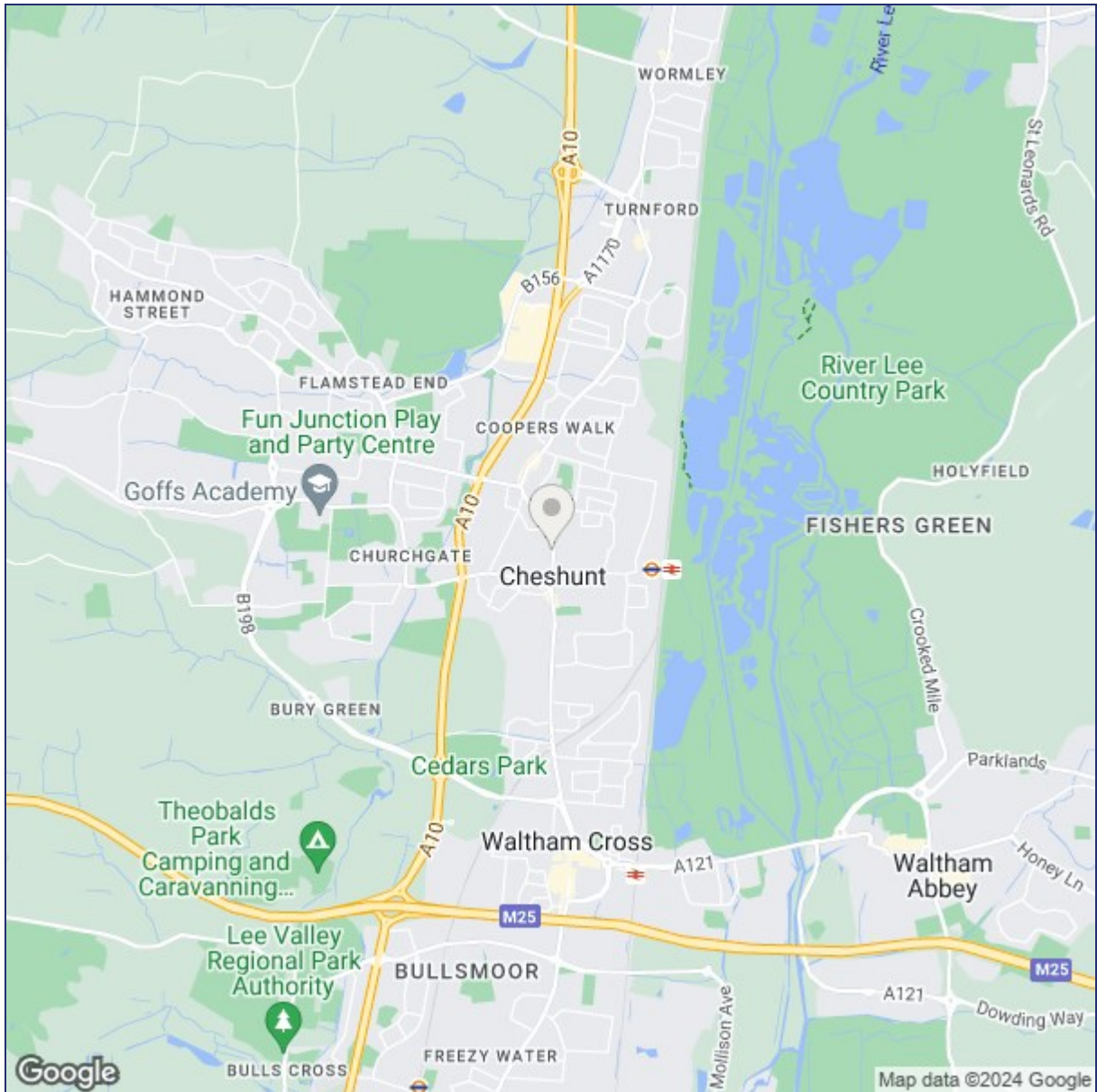
The accommodation comprises of spacious lounge, fully fitted kitchen, one bedroom, bathroom, Large communal gardens, with living and kitchen areas overlooking the garden, UPVC double glazed windows throughout, allocated parking and visitors parking and security phone entry system. We highly recommend internal viewings on this amazing property to avoid missing out please give us a call on 01992 635 735 !.



## 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
		70	
		76	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

("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.

