

9 Lynton Parade  
Turners Hill  
Cheshunt  
Hertfordshire  
EN8 8LF

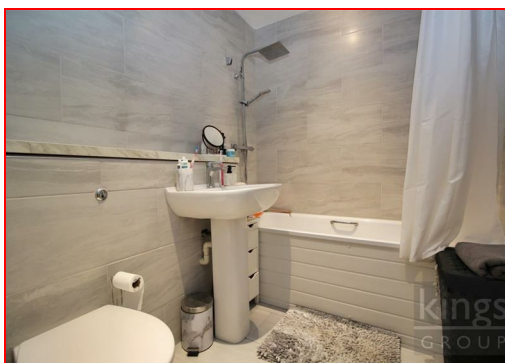
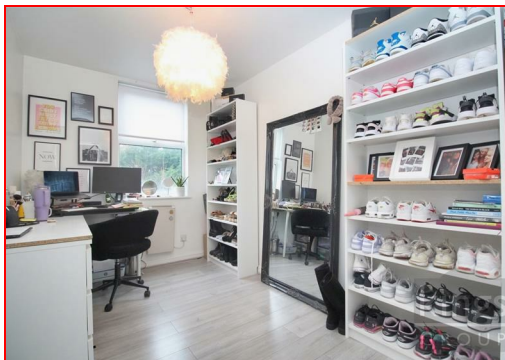
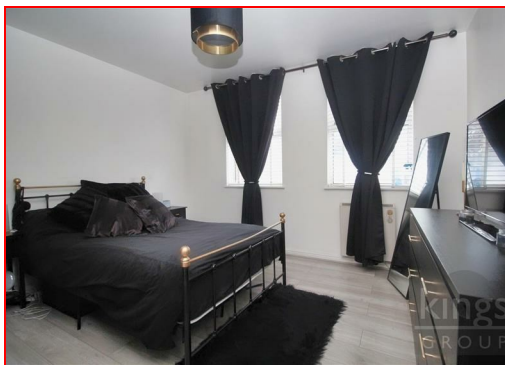
T: 01992 635735  
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## Trinity Lane, EN8 7EF



**£260,000 Leasehold**

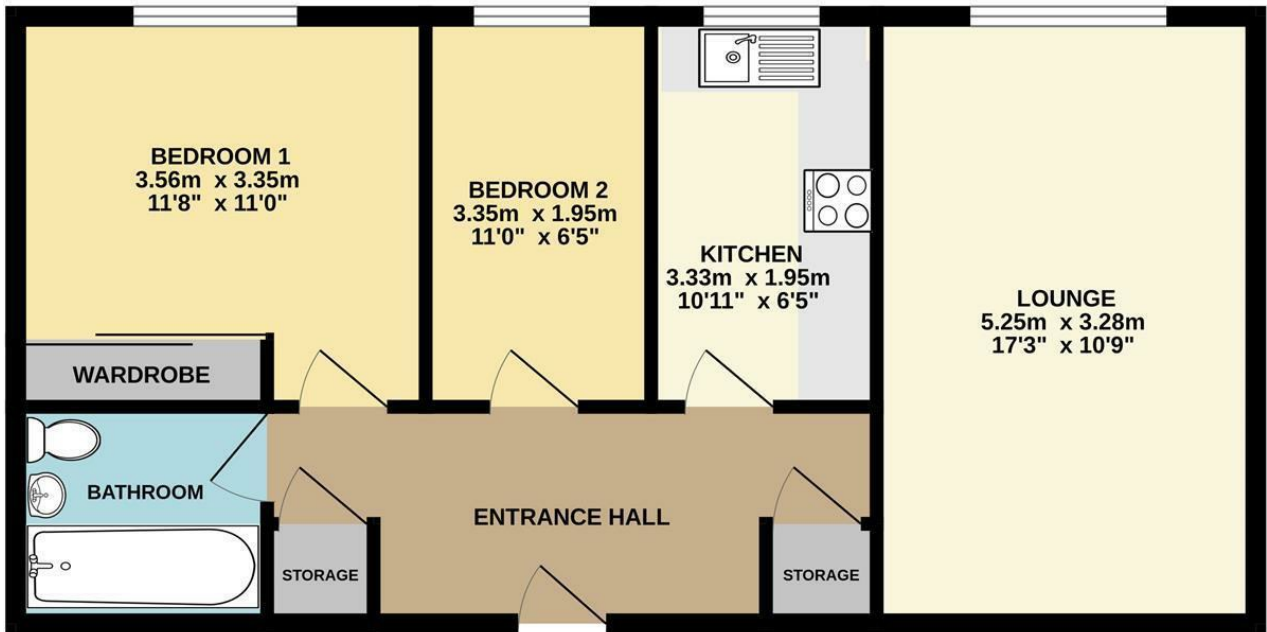


Kings Group are delighted to offer this IMMACULATE CHAIN FREE, TWO BEDROOM FIRST FLOOR APARTMENT.

This beautiful flat is in prime location due to its easy access to public transport such as Theobalds Station (0.1 miles), Waltham Cross Station (0.8 miles), Waltham Cross Bus Station (0.7 miles) and the bonus of being able to access the A10 and M25 in under 10 minutes providing you with great commute links to London and the surrounding areas. The property also benefits from being near some of the most sought after schools in the area such as St Josephs School (0.2 miles), Holy Trinity Primary School (0.4 miles), Downfield Primary School (0.8 miles), Goffs Churchgate Academy (1.5 miles) and many more. Local shops and amenities are within a 5 minutes walk from the front door, the Waltham Cross pavilion shopping center (0.8 miles) is a very short walk away giving you a wider arrange of supermarkets and shops to choose from. This property is also close to Cedars Park (0.5 miles) and Lea Valley (0.3 miles) giving you large open spaces for walks and outdoor activities plus with the Laura Trott leisure center being just 1 mile away your never far from a local gym. In our opinion this property is ideal for a first time buyer or investor due to its great positioning and local amenities.

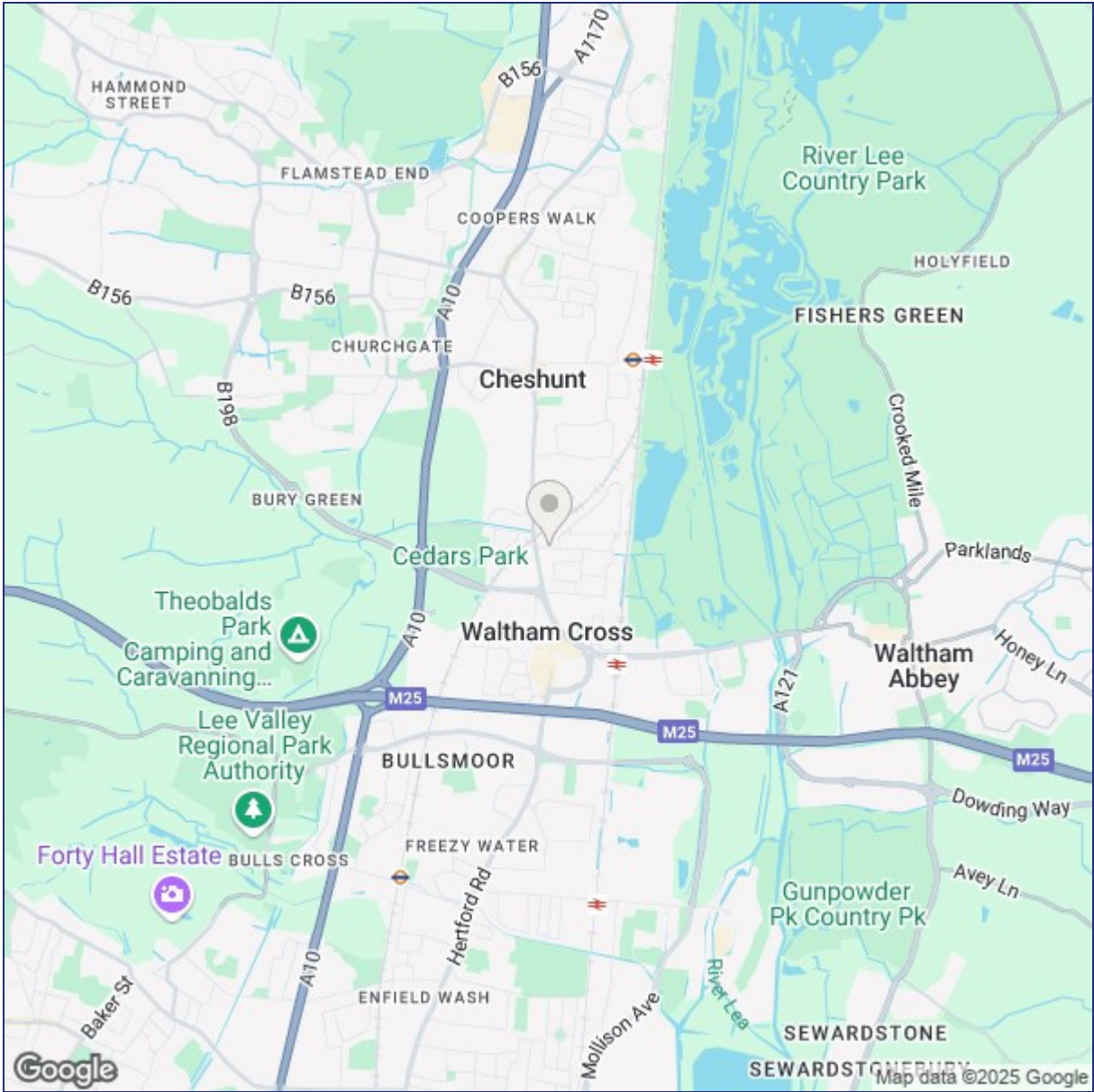
The accommodation comprises of a spacious lounge, immaculate modern kitchen, three piece bathroom suite, large master bedroom, second bedroom and allocated parking. The property also comes with a 98 year lease. Internal viewings are highly recommended please contact us on 01992 635 735 to avoid disappointment.

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

