



Turners Hill, EN8 8LQ  
Waltham Cross

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# Turners Hill, EN8 8LQ

Kings Group Cheshunt are delighted to offer this IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT, LOCATED IN THE HEART OF CHESHUNT AND WITH A 994 YEAR LEASE !!!

This charming two-bedroom ground-floor flat offers a fantastic blend of comfort, convenience, and outdoor space. Situated in a well-maintained building, the property benefits from a long 994-year lease, ensuring long-term security for its owners.

Upon entering, you are greeted by a welcoming and well-lit living area, perfect for relaxation or entertaining guests. Large windows allow plenty of natural light to filter through, creating a bright and airy feel. Adjacent to the living space, the modern kitchen is fully equipped with ample storage, sleek countertops, and integrated appliances. The flat features two generously sized bedrooms, both offering comfortable accommodation with room for wardrobes and additional furnishings. The master bedroom, in particular, provides a peaceful retreat, while the second bedroom is ideal as a guest room, home office, or children's room. A well-appointed bathroom with a contemporary suite, including a bathtub with a shower over it, completes the interior layout.

One of the standout features of this property is its private courtyard area. This outdoor space is perfect for enjoying a morning coffee or simply unwinding in the fresh air. The courtyard offers a rare opportunity for outdoor living, making it a true asset for the home. Additional benefits include double glazing, gas central heating, and a secure entrance. The flat is conveniently located close to local amenities, transport links, and green spaces, making it an ideal choice for families looking for a comfortable and well-situated home.

£310,000



- **TWO BEDROOM GROUND FLOOR APARTMENT**
- **994 YEAR LEASE**
- **ALLOCATED PARKING**
- **INTERNALLY SPACIOUS**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

### Location

Located in the heart of the town centre this beautiful property is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

### Travel Links

Ripleys Yard also offers fantastic commute links, with Cheshunt Station being under a 10 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 15 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

### Local Schools

With the property being ideal for first time buyers local schools may be an important criteria in your search which in addition the above that Ripley Yard offers, you also have some of the areas most sought after and popular schools such as Arlesdene Nursery School and Pre-School, Burleigh Primary School, Downfield Primary School and Goffs - Churchgate Academy are being under 0.5 miles away, with many more within a mile radius offering a huge choice of schools to choose from.

- **LEASEHOLD**
- **PRIVATE COURTYARD AREA**
- **TURN KEY CONDITION**
- **WALKING DISTANCE TO CHESHUNT STATION**
- **WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES**

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Low, Surface Water: Low







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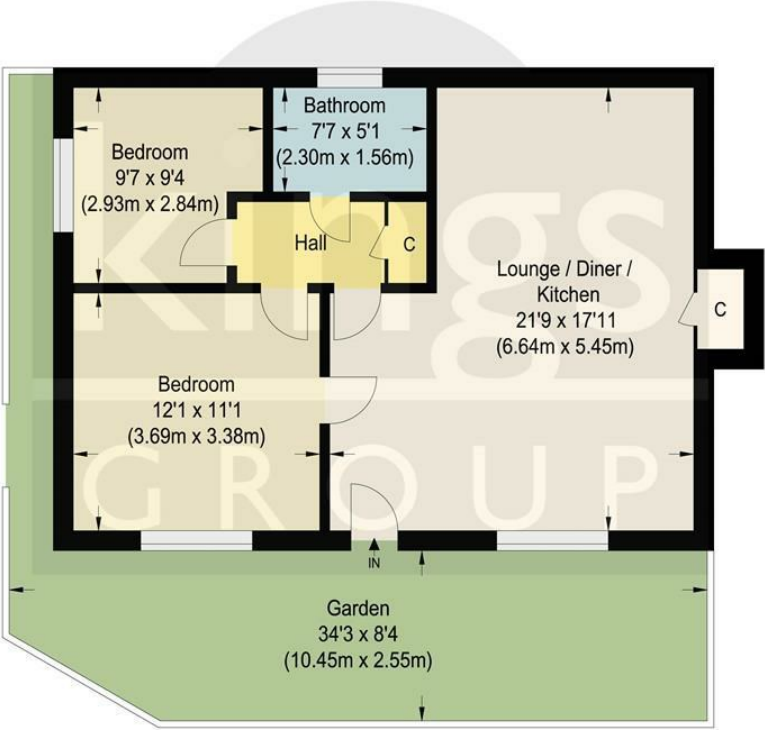
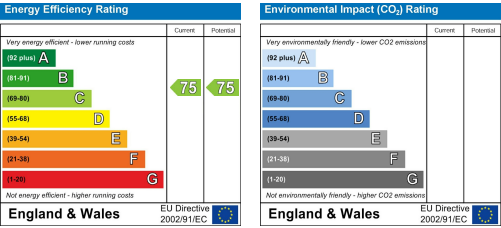












Ground Floor

Ripleys Yard

Approximate Gross Internal Floor Area : 59.30 sq m / 638.29 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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. Note: These details are correct at time of going to press.

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