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Theobalds Lane, Cheshunt EN8 8YB



£280,000 Leasehold



Kings Group - Cheshunt are delighted to offer this MODERN AND WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT.

This fantastic two bedroom flat is the ideal purchase for any first time buyer looking to make an easy first time purchase or any buy to let investor looking to achieve a great return on their investment. This spacious property has a 100+ year lease remaining and requires very little work to no work. There are a number of benefits to offer a new potential owner with the property being situated in a very prime location, one of the benefits this property has to offer is that Theobalds Station is just a stones throw away being just 300ft away and with Cheshunt and Waltham Cross Station both being under 1 mile away all three stations in the area are within walking distance. The property also benefits from having easy access to both the A10 and M25 with both roads being accessible in under 2 minutes making commuting to London and the surrounding areas very easy. Boundary House is also located near some of the areas most popular and sought after schools such as St Josephs Primary (0.3 miles), Holy Trinity Primary School (0.3 miles), Goffs Churchgate Academy (1 mile), St Marys Secondary (1.2 miles) and many more just walking distance away. With the high street being just a stones throw away there is also a range of shops, restaurants and supermarkets on offer just walking distance away and with Brookfield Shopping Center being a short drive there is also a even further range of shops to choose from.



The accommodation comprises of spacious lounge, kitchen, two large bedrooms, modern bathroom, 100+ year lease, UPVC double glazed windows throughout, and gas central heating throughout. We highly recommend internal viewings on this fantastic property so to avoid disappointment please contact us on 01992 635 735.



Lounge 9'8 x 15'6

UPVC double glazed window to front, wood style laminate flooring, single and double radiator, power, TV and telephone points.

Kitchen 7 x 11'11

UPVC double glazed window to side, wood style laminate flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven and hob, power points.

Bedroom One 10'2 x 11'11

UPVC double glazed window to side, wood style laminate flooring, fitted wardrobes, single radiator, power and TV points.

Bedroom Two 14'4 x 6'6

UPVC double glazed window to front, wood style laminate flooring, single radiator, power and TV points.

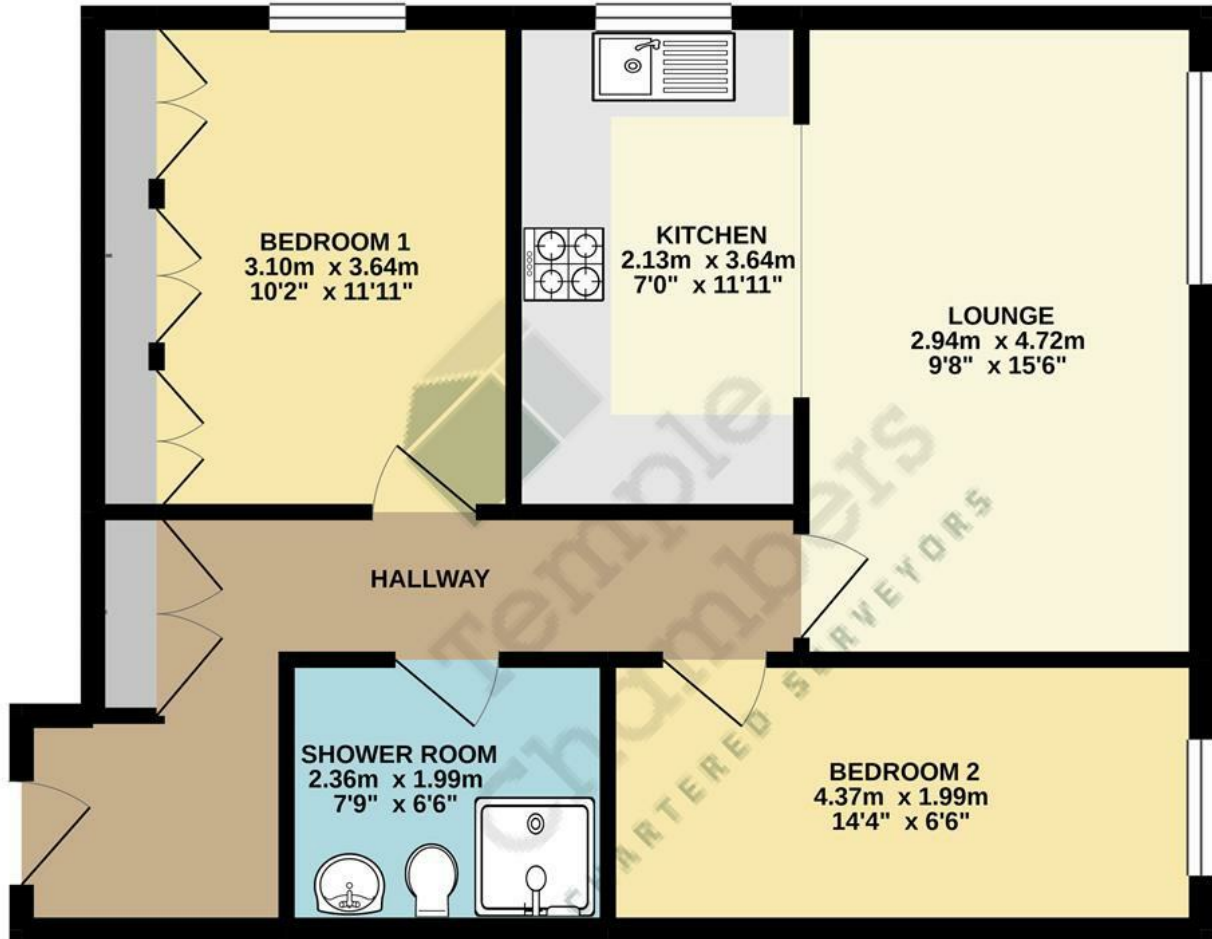


Shower Room 7'9 x 6'6

Tiled floor, tiled walls, cubicle shower, low level WC, vanity unit, single radiator.



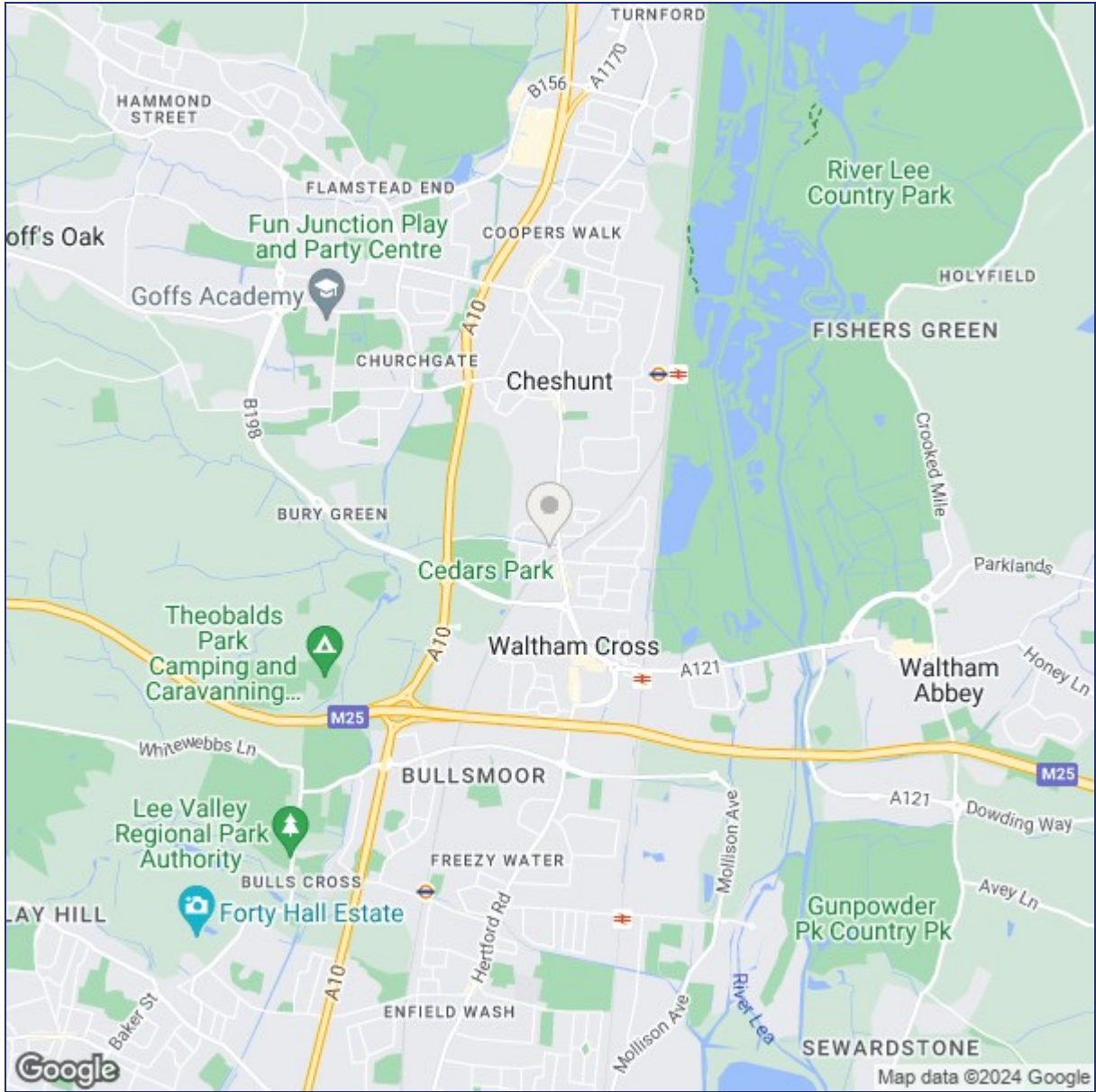
GROUND FLOOR
55.6 sq.m. (598 sq.ft.) approx.



TOTAL FLOOR AREA : 55.6 sq.m. (598 sq.ft.) approx.

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
		81	
		81	
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.

