



**Chadwell Avenue  
West Cheshunt**



**£228,000  
Leasehold**

**JR Sales & Letting**

## Spacious Two-Bedroom Ground Floor Maisonette with Private Garden

A fantastic opportunity to purchase this spacious two-bedroom ground floor maisonette, featuring its own private entrance and a generously sized rear garden—perfect for first-time buyers or families seeking outdoor space.

Currently let at £1,400 PCM on an AST, this property also represents a strong investment opportunity with immediate rental income in place.

The lease will be renewed upon completion, offering peace of mind to both owner-occupiers and investors.

Call now for more details or to arrange a viewing!

- **Large Garden**
- **New Lease**
- **Current Tenant paying £1400PCM**
  - **Two Bedrooms**
    - **Bathroom**
    - **Ground Floor**
- **Close to Brookfield Farm Shopping Facilities**
  - **Communal Parking**
    - **Double Glazing**
    - **Gas Heating**

### Deep Exterior Storage Cupboard

Next to the front door in the porch.

### Entrance/Hallway

Composite double glazed opaque entrance door to the hallway. Double radiator. Built in storage cupboards. Doors to:-

#### **Bedroom 1**

14'4 x 9'6

Double glazed window to the rear. Laminate wooden floor. Radiator.

#### **Bedroom 2**

6' x 10'11

Double glazed windows to the rear. Single radiator. Laminate floor.

#### **Living Room**

16'10 x 10' narrowing to 8'1

Double glazed window to the side. Single radiator. Laminate wooden floor. Built in storage cupboards. Coving to ceiling.

#### **Bathroom**

Opaque double glazed window to the rear. Suite comprising low flush W.C. with push button flush. Panel bath with mixer tap and shower attachment. Radiator. Pedestal wash hand basin. Extensively tiled walls. Laminate tiled floor.

#### **Kitchen**

13'2 x 8' average measurement

Double glazed window to the rear. Double glazed door to the garden. Wall mounted boiler. Laminate wooden floor. Range of wall and base fitted units with roll edged work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Zanussi oven. Four ring hob with stainless steel extractor fan over. Plumbing and recesses for washing machine, fridge freezer and tumble dryer. Small breakfast bar. Part tiled splash backs. Radiator.

#### **Garden**

Exceptional size. Patio area. Shrub and flower borders. Laid lawn. Water tap

#### **Lease & service charge**

The service charge is approx. £997.14 and ground rent £10

The lease currently has 80 years remaining, it is the intention that the vendor will renew the lease once a sale is agreed. The freeholder is Enfield Council.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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