



**Downfield Road
Cheshunt**



**£229,950
Leasehold**

Rarely available two-bedroom ground floor flat with its own front door, private balcony, and outside storage cupboard.

Ideally situated in the heart of Cheshunt, the property is conveniently located close to Cheshunt British Rail station with links to Liverpool Street, Downfield Road Junior School, and The Old Pond shopping facilities and local amenities.

The flat has been recently decorated and benefits from new flooring throughout.

This home is ideal for first-time buyers, a buy-to-let investment, or those looking to downsize, with the added benefit of ground floor access making it well suited for those seeking easier mobility.

Chain free and keys held.

- **Rarely available two-bedroom ground floor flat**
 - **Own private front door for added privacy**
 - **Private balcony offering outdoor space**
 - **External storage cupboard included**
 - **Recently decorated throughout**
 - **New flooring fitted across the property**
 - **Prime central Cheshunt location**
- **Close to Cheshunt railway station with direct links to Liverpool Street**
 - **Walking distance to The Old Pond shopping facilities and amenities**
- **Chain free with keys held for immediate viewing**

Entrance

Composite opaque glazed entrance door to:-

Hallway

Built in storage cupboard housing a combi-boiler and electric meter. Further large built in cupboard. Double radiator. Laminate wooden flooring. Security entrance phone system. Doors to the:-

Kitchen

11'4 max x 8'0

Double glazed window to front. Range of wall and base fitted units with wood effect rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Four ring gas hob. Extractor fan over. Single oven. Tiled splash backs. Space and plumbing for washing machine. Recess cupboard. Glass display cabinet. Small breakfast bar area. Inset spotlights. Vinyl floor.

Living Room

16'7 x 10'10

Double glazed window to front. Double glazed French doors and window to the balcony, with a wrought iron gate and artificial grass. Two double radiators. Feature fireplace with inset gas fire, tiled hearth and wooden surround. Coving to ceiling. Opaque internal glazed window to the hallway.

Bedroom 1

13'0 x 10'4

Double glazed window to rear. Double radiator.

Bedroom 2

11'3 x 9'8

Double glazed window to rear. Double radiator. Built in wardrobe.

Bathroom

Opaque double glazed window to rear. Suite

comprising of pedestal wash hand basin with mixer tap. Low flush W.C. with push button flush. Panel bath with electric power shower over with hand attachment. Extractor fan. Inset spotlights to ceiling. Mirror. Radiator. Vinyl floor.

Outside

Designated storage cupboard. Communal drying area. Laid lawn communal gardens.

Maintenance Charge

Currently the annual service charge is £1,102 pa and ground rent £10.

Lease Length 85 years remaining







