



Shanklin Close, Cheshunt Waltham Cross EN7 6HF

welcome to

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William H Brown are delighted to bring to the market this charming one-bedroom ground floor maisonette, perfectly situated in the sought-after West Cheshunt area. An early viewing is a must!

Accommodation Comprises Of Lounge / Kitchen Area

16' 10" max x 11' 7" max (5.13m max x 3.53m max)

Lounge

Double glazed window to front aspect, radiator, laminate floor.

Kitchen

Double glazed window to rear aspect, door to rear aspect, radiator, tiled floor, space for oven, sink unit, plumbing for washing machine, space for fridge freezer.

Bedroom

12' 4" max x 9' 4" max (3.76m max x 2.84m max)

Bathroom

bath, wash hand basin, wc

Exterior

To the rear is a lovely well maintained rear garden with a cool custom bar area and to the front is allocated parking





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- Long lease
- Lovely rear garden
- Close to schools and train station
- Spacious throughout
- Fantastic Condition

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£245,000



Total floor area 43.5 m² (468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109631 - 0004

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