



**The Pond House 88-92 Turners Hill, Cheshunt Waltham  
Cross EN8 8LQ**

**welcome to**

## **The Pond House 88-92 Turners Hill, Cheshunt Waltham Cross**

William H Brown are delighted to bring to the market this recently built, spacious one bedroom apartment to the market which is ideally situated in the heart of Cheshunt. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Radiator.

#### **Kitchen / Lounge**

17' 3" x 15' ( 5.26m x 4.57m )

Double glazed window to front aspect, double glazed window to rear aspect, underfloor heating, laminate floor, a range of wall and base units with complimenting worktops, integrated oven, integrated fridge freezer.

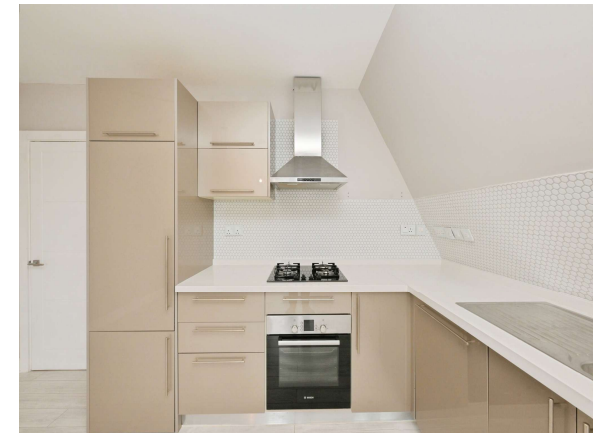
#### **Bedroom 1**

12' 11" x 10' ( 3.94m x 3.05m )

Double glazed window to front aspect, laminate floor, underfloor heating.

#### **Bathroom**

Walk in shower cubicle, tiled floor, tiled walls, wc, wash hand basin.





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## The Pond House 88-92 Turners Hill, Cheshunt Waltham Cross

- One double bedroom
- Stunning decor throughout
- Central Cheshunt Location
- Open Plan Living
- Modern Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1375.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£205 000**



Total floor area 44.2 m<sup>2</sup> (476 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](http://www.focalagent.com)

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Property Ref:  
BRX109187 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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