



JR Sales & Letting

**Flamstead End Road
Cheshunt**



**£229,995
Leasehold**

Top Floor Two-Bedroom Flat with Parking – Chain Free

An ideal first-time buy or rental investment, this top floor flat benefits from a new lease and comes chain free for a smooth and hassle-free purchase. The property features two bedrooms, a good-sized living room, gas central heating, and double glazing throughout for comfort and efficiency.

You'll also enjoy the convenience of an allocated parking space, plus additional visitor parking. There's even the option to retain the current tenant, making this a ready-made investment opportunity.

Located in a popular residential area, this flat offers excellent value and flexibility—don't miss out!

- **New Lease**
- **Allocatted Parking Space plus visitor parking spaces**
 - **Top Floor Flat**
 - **Two Bedrooms**
 - **Good sized Living room**
 - **Gas Heating**
 - **Double Glazing**
 - **Ideal First Time buy**
- **Rental Investment - Option to retain current Tenant**
 - **Chain Free**

entrance

Security Entrance door to communal hallway with stairs to all floors.

Hallway

Hardwood entrance door. Access to loft space. Dado rail. Doors to:-

Living Room

13'4 x 15'4

Double glazed windows to rear. Double radiator. Dado rail. Archway to:-

Kitchen

Double glazed window to rear. Range of wall and base fitted units with rolled edge work surfaces over. Stainless steel sink with drainer. Space for cooker. Wall mounted Gas boiler. Plumbing and space for washing machine. Space for fridge freezer.

Bedroom 1

13'6 x 9'1

Double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 2

9' x 6'10

Double glazed window. Radiator.

Bathroom

Radiator. Low flush WC. Paneled bath. Pedestal wash hand basin. Part tiled walls. Extractor fan. Airing Cupboard

Lease

Lease Term 99 years from 1 March 1984

Lease Term Remaining 57 years

Parking

1 Allocated parking space. Additional parking in visitor spaces on first come, first served basis.





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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			
England & Wales	EU Directive 2002/91/EC	76	78

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