



## 11 Crossbrook Court Crossbrook Street

EN8 8JF

Price £190,000



CHAIN FREE!!! A well presented ONE DOUBLE BEDROOM SECOND FLOOR FLAT located within a short walk to Cheshunt Old Pond with it's wealth of amenities. Also Cheshunt and Theobalds Railway Station's with their excellent service into London. This would be a great purchase for great first time buy on investment buyer.

The property offers approx. 430 sqft of accommodation this flat offers a Spacious Lounge, White High Gloss Fitted Kitchen, Bathroom/W.C. Garage En Bloc and Extended Lease.



## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

12'5 x 11'8 (3.78m x 3.56m)

Rear aspect uPVC double glazed window

### DOUBLE BEDROOM

12'5 x 9'8 (3.78m x 2.95m)

Rear aspect uPVC double glazed window

### KITCHEN

10'8 x 7'7 (3.25m x 2.31m)

White high gloss wall and base units. Built in electric oven and hob. Plumbing for washing machine.

### BATHROOM/W.C

White three piece suite comprising tiled enclosed bath. Toilet with concealed cistern and wash hand basin with cupboard under.

## AGENTS NOTES

LEASE: 99 YEARS FROM 20/10/2023

SERVICE CHARGE: £144.81 per month

GROUND RENT: TBC

COUNCIL TAX: BAND B - Borough Of Broxbourne

### Road Map



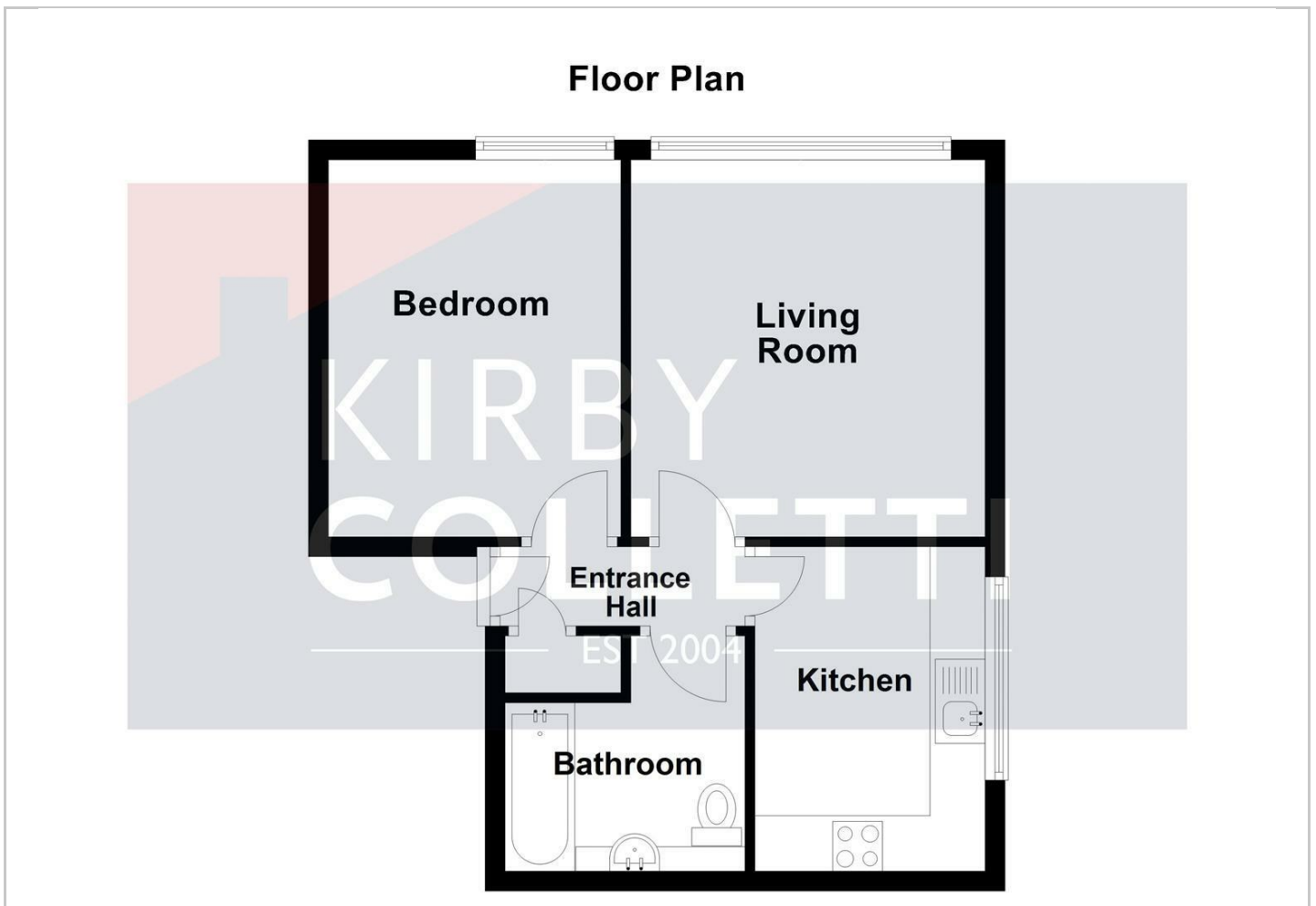
### Hybrid Map



### Terrain Map



### Floor Plan

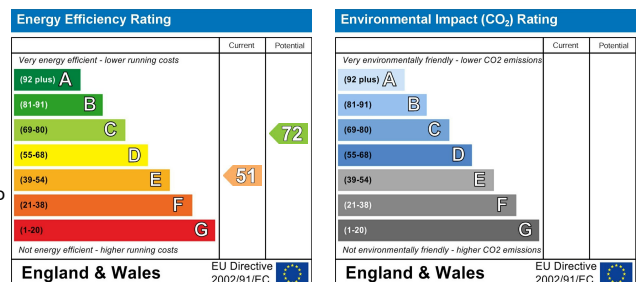


### Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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### Energy Efficiency Graph



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