



**Shepherds**  
Property Sales & Lettings

Wycliffe Close | Cheshunt | EN8 0FJ | £270,000



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The image shows a bright, empty room with cream-colored walls and a light brown carpet. A large bay window with white frames is on the left, featuring two radiators below it. Sunlight streams in through the window. A spherical paper lantern hangs from the ceiling. To the right, a white door is open, revealing a bathroom with a white toilet, a small white bin, and a glass shower enclosure. The bathroom floor is tiled in grey.

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# Wycliffe Close | Cheshunt | EN8 0FJ

A well-presented two bedroom penthouse apartment situated in the heart of Cheshunt High Street. Built in 2015, the property offers modern living throughout. Accessed via a secure entry phone system, the building opens into a spacious communal entrance. The apartment itself features a spacious entrance hall leading to a bright open-plan kitchen, dining, and living area, both bedrooms are doubles, with the principal bedroom benefiting from an en-suite and direct access to a private balcony. A family bathroom serves the remaining bedroom. Externally, the property includes an allocated parking space and is conveniently located within walking distance of local amenities, Brookfield Farm Shopping Centre, Cheshunt Station, and Lea Valley Park. TO BE SOLD CHAIN FREE.

lease remaining : 114 Years Renaming  
Ground Rent : £150  
Service Charge : £2,000 per year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected  
Mains Water, Sewage & Gas

- Chain Free Sale
  - En Suite
  - Built In 2015
- Penthouse Apartment
  - Private Balcony
  - Variety Of Local Amenities
- Two Double Bedrooms
  - Allocated Parking Space
  - Brookfield Farm Shopping Centre & Lee Valley Park Within Walking Distance



|                        |                         |
|------------------------|-------------------------|
| Entry Phone System     | En-suite                |
| Communal Door          | 10'7" x 3'3"            |
| Communal Hallway       | Private Balcony         |
| Front Door             | 17'6" x 5'0"            |
| Entrance Hall          | Bedroom Two             |
| Kitchen/Diner          | 15'0" x 9'11"           |
| Open Plan Living Space | Family Bathroom         |
| 16'9 x 12'6            | 6'9" x 4'8"             |
| Bedroom One            | External                |
| 15'6" x 12'1"          | Allocated Parking Space |
|                        | Chain Free Sale         |



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**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :  
Council:  
Tax Band:

Leasehold  
Broxbourne Borough Council  
C



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# Cheshunt High Street EN8



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

