



Cranleigh Close, Cheshunt Waltham Cross EN7 6HJ

welcome to

Cranleigh Close, Cheshunt Waltham Cross

William H Brown are delighted to bring to the market this spacious and well presented one double bedroom ground floor flat situated in a quiet residential turning in Cheshunt. An internal viewing is recommended.



**Accommodation Comprises Of:
Entrance Hall**

Phone entry system, storage cupboard.

Lounge

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to front aspect, double glazed window to side aspect, electric radiator.

Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

Double glazed window to side aspect, space for fridge freezer, space for oven, plumbing for washing machine, part tiled walls, vinyl floor.

Bedroom 1

10' 5" Max into wardrobe x 7' 10" max (3.17m Max into wardrobe x 2.39m max)

Double glazed window to front aspect, built in wardrobe.

Bathroom

Paneled bath, wc, vinyl floor, wash hand basin, part tiled walls.

Exterior

Allocated parking



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Cranleigh Close, Cheshunt Waltham Cross

- Long lease
- Chain free
- One double bedroom
- Modern bathroom
- Allocated parking

Tenure: Leasehold EPC Rating: C

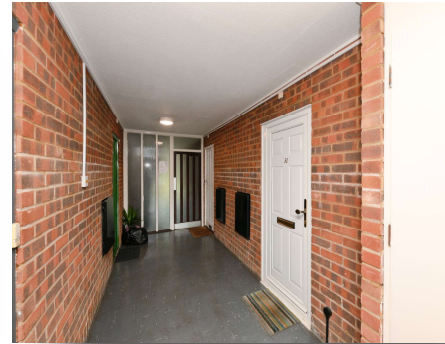
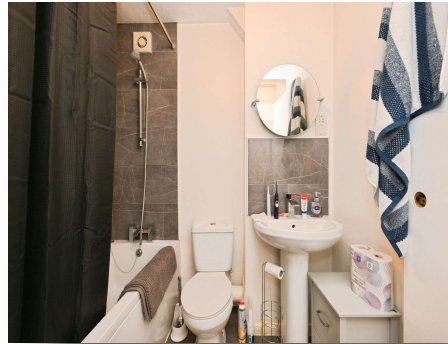
Council Tax Band: B Service Charge: 1440.00

Ground Rent: 314.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 28 Oct 2021. 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

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109306 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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