



ABSOLUTE
PROPERTY

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**Flat 2, Edgcombe House Hobbs Close, Cheshunt
EN8 0EB
£980**

Absolute property are delighted to offer this one bedroom first floor flat. The property benefits from being close to local shops, as well as having a modern fitted kitchen and bathroom, fitted wardrobes and recently refurbished throughout to a high standard. Available early April . Call now for further details or to arrange a viewing.



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EN8 0EB**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² (A)		100-125 g/m ² (A)	
126-147 kWh/m ² (B)		126-147 g/m ² (B)	
148-164 kWh/m ² (C)		148-164 g/m ² (C)	
165-181 kWh/m ² (D)		165-181 g/m ² (D)	
182-200 kWh/m ² (E)		182-200 g/m ² (E)	
201-220 kWh/m ² (F)		201-220 g/m ² (F)	
221-255 kWh/m ² (G)		221-255 g/m ² (G)	
256-300 kWh/m ² (H)		256-300 g/m ² (H)	
301-354 kWh/m ² (I)		301-354 g/m ² (I)	
355-500 kWh/m ² (J)		355-500 g/m ² (J)	

For energy efficiency: higher ranking is better.
 For environmental impact: lower ranking is better.

England & Wales EPC Directive 2002/91/EC