

Shepherds

Property Sales & Lettings

Blindmans Lane I Cheshunt I EN8 9DS I £265,000


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Shepherds are pleased to offer this well presented two bedroom top floor apartment located on Blindmans Lane. The block benefits from a secure entry phone system whilst the accommodation comprises of a lounge diner, kitchen with separate pantry cupboard, two double bedrooms and bathroom. External benefits include communal parking and well kept communal gardens to the front and rear. Ideally located next to Cheshunt High Street and The Old Pond for shops, cafes and supermarkets, with Brookfield Shopping Centre a stone's throw away. Short walk to Cheshunt station for direct links to London Liverpool Street, plus local schools and amenities on the doorstep. Ideal for first time buyers and investors.

Lease Information
90 years remaining: Ground Rent £ 275 per Year : Maintenance Charge : £1,419 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, Electricity & Gas Connected

Note: Some photographs may have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Well presented top floor apartment
- Spacious Lounge diner
- Local schools nearby
- Two double bedrooms
- Communal parking and gardens
- Walking distance to Cheshunt High Street & The Old Pond
- Separate Kitchen with pantry cupboard
- Secure entry phone system
- Stones Throw from Brookfield Farm shopping centre





Communal Front Door

Secure Entry Phone System

Stairs

Top Floor

Front Door

Hallway

Kitchen
11'3 x 6'11

Pantry Cupboard

Lounge Diner
16'10 x 13'5

Bedroom One
14'2 x 9'4

Bedroom Two
12'5 x 6'11

Bathroom
6'6 x 5'10

External

Communal Car Park

Communal Front & Rear Gardens







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.

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Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Rushton Court, Blindmans Lane, Cheshunt, 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 onlyand 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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