



High Street, Cheshunt | EN8 0AD

£225,000 | Share of Freehold



**** CHAIN FREE ** Short walk to Cheshunt Train Station ** SHARE of FREEHOLD ** Two bedroom First Floor Flat, Lounge, Kitchen, Bathroom/WC, IN NEED of SOME MODERNISATION.**





Entrance

The property is entered via security entry door to communal hallway, stairs to floors above and own front door to: -

Entrance Hallway

Storage heater, wood veneer flooring and doors to: -

Lounge

Window to front, storage heater, wood veneer flooring.

Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces over incorporating a stainless steel sink unit with mixer tap, electric oven and hob, space for fridge/ freezer, wood veneer flooring, plumbing for washing machine.

Bedroom One

Window to front, door to balcony, storage heater.

Bedroom Two

Window to rear, storage heater.

Bathroom

Fitted with a three piece suite comprising of a low flush W.C, pedestal wash hand basin, panel enclosed bath with hand held shower attachment, tiled splash backs, airing cupboard, window to rear,

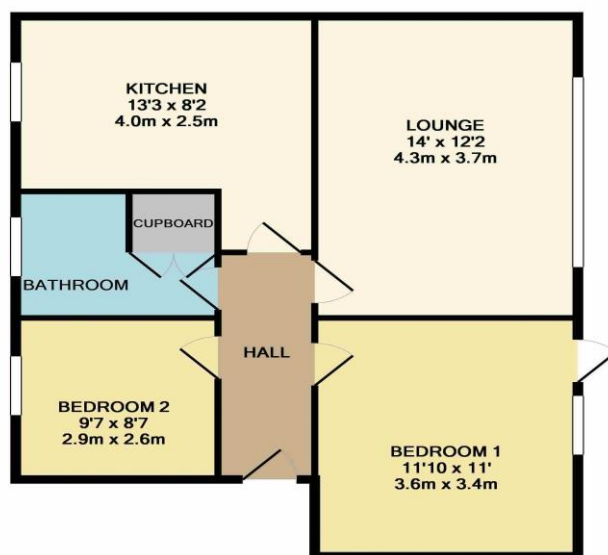
Exterior

Parking

Casual parking provided.

Grounds

Communal Ground surround the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Lease Remaining	964
Service Charge	£1728 pa
Ground Rent	£15 pa
Council Tax	C
EPC Rating	D

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.