Shepherds
Property Sales & Lettings

High Street I Cheshunt I EN8 0BE I £87,000

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# High Street I Cheshunt I EN8 0BE

Shepherds are delighted to offer for sale this well-presented one bedroom over 55's retirement apartment , ideally situated on Cheshunt High Street, offering convenient access to a wide range of local shops, amenities, transport links, and healthcare facilities. Located on the top floor, the property benefits from lift access, providing easy and convenient access throughout the building. Internally, the accommodation comprises of a spacious entrance hall, a bright lounge diner, a fitted kitchen, a generous double bedroom with fitted wardrobes and separate dressing area and a modern fitted shower room. Designed specifically for retirement living, the development offers a welcoming and secure environment with the added benefit of a secure entry phone system, an on site house manager and excellent communal facilities, including a residents' lounge where owners can socialise and take part in community activities, as well as a communal laundry/wash room for added convenience. Externally the building also benefits from well-maintained communal gardens. To be sold CHAIN FREE.

Lease Information
Lease : 103 Years Remaining
Ground Rent: £385 Per Year
Maintenance: £3,400 Per Year

Services connected
Mains drainage, water, electricity

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

- Chain Free Sale
- Spacious & Well Presented Throughout
- Secure Entry Phone System & On-Site House Managr
- Retirement Apartment Over 55's
- Bright Lounge Diner
- Communal Residents' lounge, & Laundry Room
- Situated On The Top Floor With Lift Access
- Double Bedroom With Fitted Wardrobes & Separate Dressing Area
- Attractive Communal Gardens

Secure Entry Phone System

Communal Entrance

Communal Lobby

Lift Access

Top Floor

Front Door

Entrance Hall

Lounge Diner
19'x 10'11

Kitchen
9'5 x 8'1

Bedroom
19'3 x 9'6

Dressing Area

Shower Room
6'10 x 5'7

Storage Cupboard

Residents Lounge

Communal Laundry Room

House Manager

External

Communal 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** |

# Cliff Richard Court, High street, Cheshunt, EN8

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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1 High Street, Cheshunt EN8 0BY

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Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

**HODDESDON**
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

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The Property Ombudsman