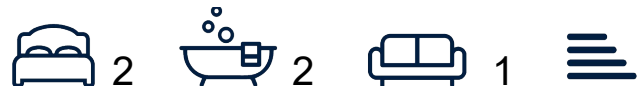




## 11 Chapman Courtyard Turners Hill

Waltham Cross EN8 9FD

**£285,000**



\*\*\* EXTENDED LEASE & CHAIN FREE \*\*\* Kirby Colletti are pleased to offer this well presented Two Bedroom First Floor Apartment within this gated development within a short walk to The Old Pond with its comprehensive shopping facilities and Cheshunt Railway Station which has an excellent service into London.

The property offers Bright and Spacious Open Plan Kitchen/Living Room with Balcony, Bathroom/W.C, En Suite Shower Room, Gated Entrance with Allocated Parking and Security Entry Phone System.



### Accommodation

Communal entrance door to communal entrance hall with stairs to first and second floor. Front door to:

### Entrance Hall

Airing cupboard and storage cupboard. Storage heater. Door to:

### Open Plan Kitchen/Living Room

22'4 x 12'6 (6.81m x 3.81m)

Double glazed sliding patio door giving access to balcony. Wall mounted electric panelled radiator. Laminate flooring. Kitchen area. Base and wall mounted units. Worksurfaces. Inset stainless steel one and half bowl sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Integrated washing machine and larder fridge. Space for freezer.

### Bedroom One

11'2 x 10'1 (3.40m x 3.07m)

Front aspect uPVC double glazed window. Built in wardrobe cupboard. Wall mounted electric storage heater. Door to:

### En Suite Shower Room

7'7 x 3'3 (2.31m x 0.99m)

White suite comprising shower cubicle. Low level W.C. Pedestal wash hand basin.

### Bedroom Two

14'9 max x 6'11 (4.50m max x 2.11m)

Front aspect uPVC double glazed window. Wall mounted electric heater.

### Bathroom

7'7 x 7 max (2.31m x 2.13m max)

White suite comprising panel enclosed bath. Low level W.C./ Wash hand basin. Half tiled wall.

### Exterior

Gated entrance to residence parking. One allocated parking space.

### Agents Note

Lease 994 Years remaining.

Service charge £1,524 Per Annum.

Zero Ground Rent.

### Road Map



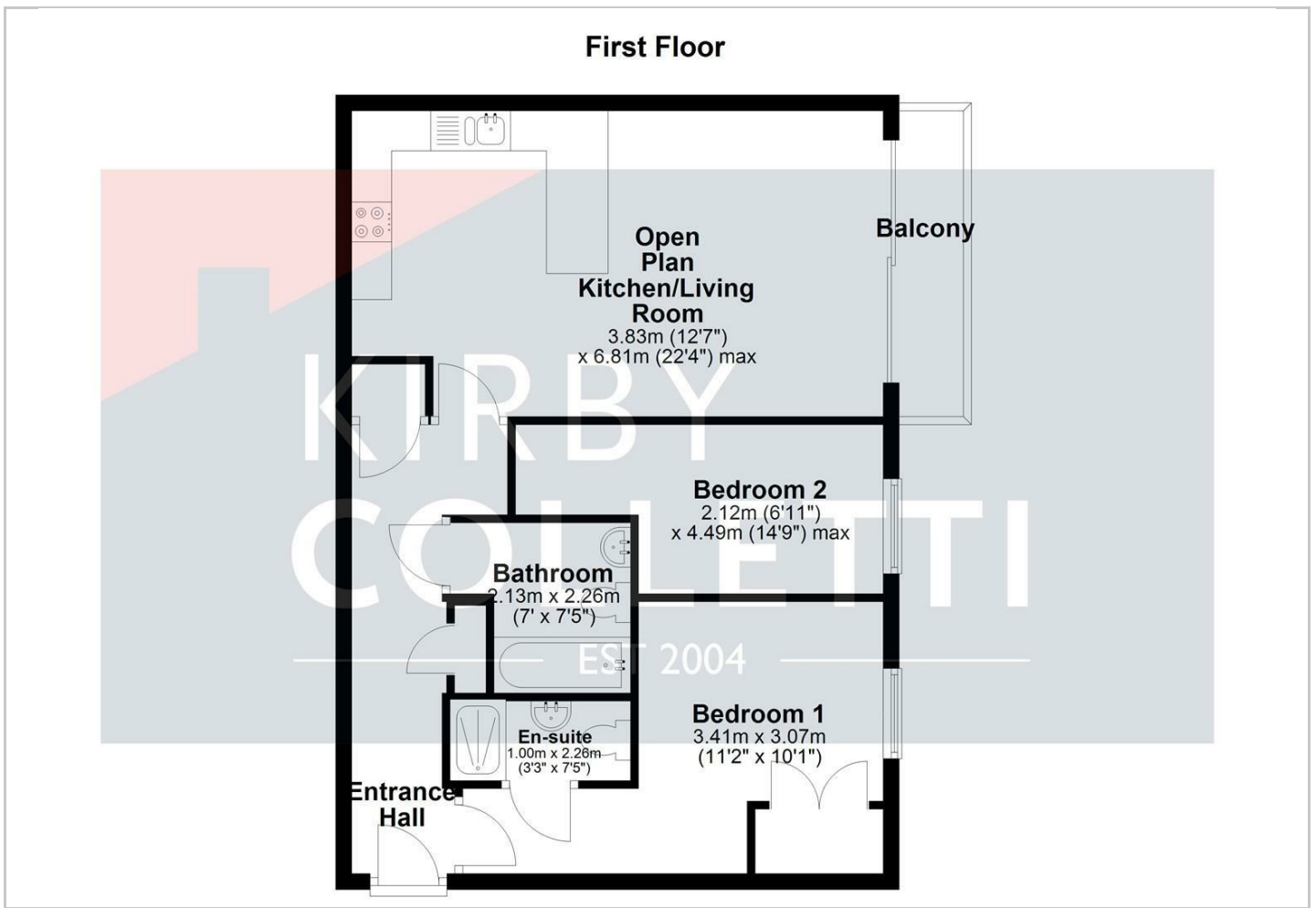
### Hybrid Map



### Terrain Map



### Floor Plan



### Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		