



**Oxford Close
Cheshunt**



**£227,000
Leasehold**

Offered chain free, this well-proportioned two-bedroom ground floor flat represents an ideal opportunity for first-time buyers, downsizers or buy-to-let investors.

The property benefits from a long lease of approximately 128 years and low service charges, together with a garage en-bloc. Accommodation comprises two good-sized bedrooms, a fitted kitchen, white bathroom suite and a spacious living area. Further features include gas central heating and double glazing.

Ideally situated approximately half a mile from Cheshunt town centre and around one mile from Cheshunt Train Station, the property also offers convenient access to the A10 and M25.

Viewing is highly recommended.

- **Garage En-Bloc - New Garage Door**
- **Recently Decorated**
- **Fitted Kitchen**
- **Gas Heating & Double Glazing**
- **Communal Gardens**
- **Two Good Sized Bedrooms**
- **Spacious Living Room**
- **Central Cheshunt Location**
- **Chain Free**
- **Ideal Rental Investment or for 1st Time buyer**

Entrance

Opaque double glazed UPVC entrance door to the:-

Hallway

Built in fitted cupboards. Radiator. Door to the:-

Kitchen

9'11 x 7'10

Double glazed window to the rear. Wall mounted gas boiler. Range of wall and base fitted units with rolled edge work surfaces over. Tiled splash backs. Space and plumbing for washing machine and dishwasher. Built in oven. Gas hob. Chrome towel radiator. Stainless steel sink with mixer tap and drainer. Space for fridge.

Living Room

12'8 x 12'11

Double glazed window the to the front. Radiator with decorative cover. Extractor fan.

Bedroom 1

11'9 x 10'7 plus door recess

Double glazed window to the rear. Radiator. Coving to ceiling.

Bedroom 2

9'11 x 8'11

Double glazed window to the front. Radiator. Coving to ceiling.

Bathroom

Opaque double glazed window to the rear. Suite comprising of panel bath with a mixer tap, shower attachment and shower valve over. Low flush W.C. with push button flush. Pedestal wash hand basin with mixer tap. Part tiled walls. Chrome towel radiator. Vinyl flooring.

Garage En-bloc









This floorplan is for illustrative purposes only and is not to scale.
Measurements are approximate and should be used as a guide only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

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