



CLARE COURT  
837 HERTFORD ROAD

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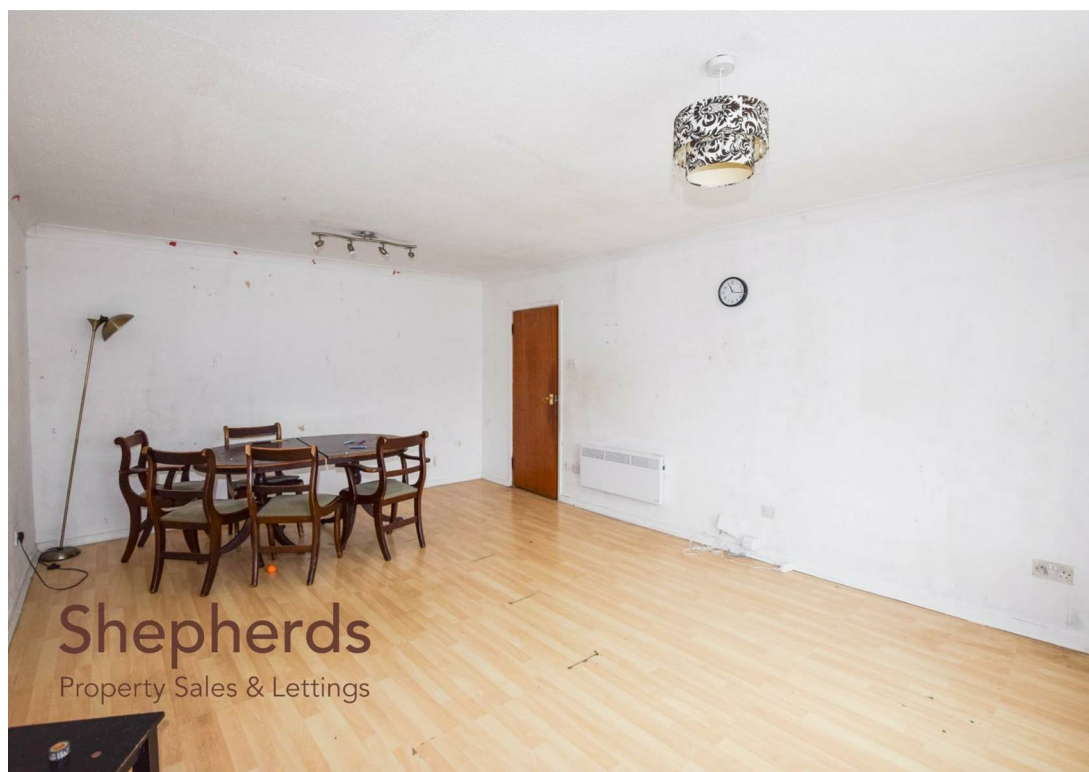


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Hertford Road | Enfield | EN3 6UJ | £220,000



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# Hertford Road | Enfield | EN3 6UJ

Shepherds are pleased to offer this Two Bedroom ground floor apartment located just off Hertford Road in Freezywater. Clare Court is a well-positioned private development within easy reach of Waltham Cross Train Station, offering excellent links into London, other benefits include being within walking distance of transport connections including Waltham Cross Bus Station, the A10, and the M25 with a range of shops, cafés, and restaurants also close by. The apartment offers two double bedrooms, a lounge diner, kitchen, bathroom and separate WC. Externally the property offers communal permit parking and a garage. This property represents an excellent project opportunity and requires updating, making it ideal for buyers looking to put their own stamp on a home. To be sold chain free.

lease remaining : 78 Years Renaming  
Ground Rent : £45  
Service Charge : £2,185.85 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

- Chain Free
- Bathroom with Separate WC
- Permit Resident Parking
- Two Double Bedrooms
- Electric Heating
- Easy Access to A10 & M25
- Separate Kitchen
- Garage En-Bloc
- Close to Waltham Cross Train Station & Amenities



Communal Entrance

Hallway

Ground Floor

Bedroom One

Front Door

13'4 x 11'11

Entrance Hall

Bedroom Two

10'4 x 8'6

Kitchen

External

10'4 x 7'1

Garage

Lounge Diner

Permit Parking

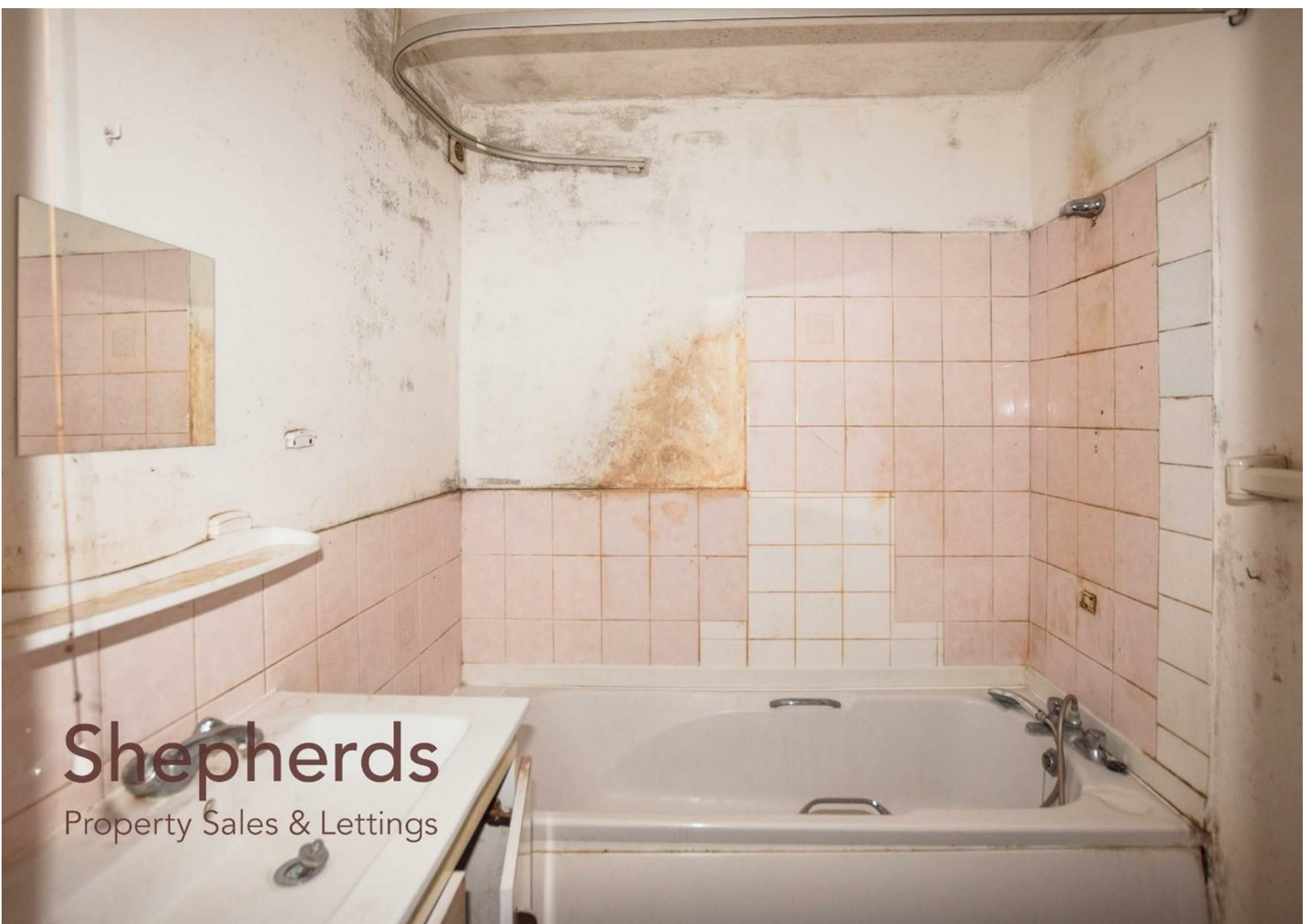
18'5 x 13'2

Bathroom

5'10 x 5'6

WC

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**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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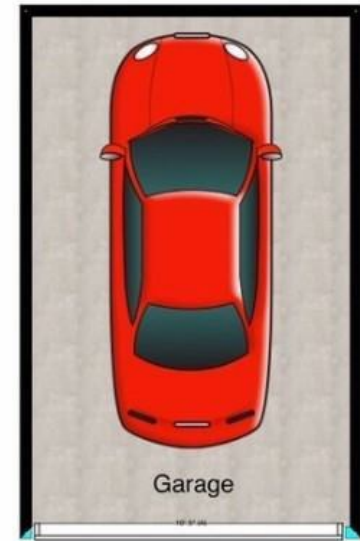
**Tenure :** Leasehold  
**Council:** Enfield  
**Tax Band:** C



# Clare Court, Hertford Road, Enfield, EN3



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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 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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

