Shepherds
Property Sales & Lettings

Turners Hill I Cheshunt I EN8 9DG I Offers In Excess Of £190,000

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Shepherds are delighted to offer this conveniently positioned, one-bedroom apartment with a BRAND NEW LEASE. Beautifully maintained throughout, the apartment offers an open plan lounge diner and kitchen, a double bedroom and a bathroom. Further benefits include, a secure entry phone system, storage cupboard, loft space, and UPVC double glazing. Outside, the owners currently have use of a parking space. Ideally located in the heart of Cheshunt, the property is under 1 mile from Cheshunt Train Station, a stones throw from local shops, and a short drive of Brookfield Farm Shopping Centre.

Lease remaining : 157 Years Renaming
Ground Rent : £ 0
Service Charge : £1,696.25 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.
Gas Not Connected

- Vendor Suited
- Beautifully Presented
- Use Of Parking Space
- Brand New Lease
- One Bedroom Apartment
- Moments To Local Shops
- Entry Phone System
- Open Plan Lounge Diner Kitchen
- Walking Distance To Cheshunt Station

Entry Phone System

Communal Front Door

Communal Stairway

Top Floor

Front Door

Lobby

Entrance Hall

Kitchen
8'6 x 5'6

Lounge Diner
14'8 x 10'10

Bedroom
11'4 x 9'11

Bathroom
8'6 x 5'5

Cupboard

External

Use Of Parking Space

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**
Tax Band:	**C**

High Street, Cheshunt, EN8

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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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Lettings: 01992 640824

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FINE & COUNTRY

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The Property Ombudsman