Shepherds
Property Sales & Lettings

Turners Court I Cheshunt I EN8 8NG I £299,995

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Shepherds Estate Agents are delighted to bring to market this, spacious, two bedroom duplex apartment, ideally located within easy walking distance of local amenities and Cheshunt train station, offering both convenience and space across two well-proportioned floors. The property comprises of a generous lounge, two well sized bedrooms and a bathroom. There is also the added luxury of two private balconies, a garage, an external brick-built storage unit and access to a well-maintained communal gardens. The property also benefits from a share of the freehold, boasting a lease length of over 900 years remaining and no ground rent charge.

Lease Information
Lease years Remaining : 940 years remaining
Ground Rent: £0
Maintenance: £150 per month

Services connected
Mains drainage, water, gas, electricity

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

- Spacious Two-Bedroom Duplex Apartment
- Two Private Balconies
- Short Walk To Cheshunt Station
- Split Over Two Floors
- Garage Plus Brick-Built Store
- Close To Local Amenities
- Bright And Generous Lounge Diner
- Communal Gardens
- Share Of Freehold – 900+ Year Lease, No Ground Rent

Front Door

Ground Floor Entrance

Lobby

First Floor Landing

Lounge Diner

Balcony

Kitchen

Second Floor Landing

Bedroom One

Balcony

Bedroom Two

Bathroom

Outside

Front Garden

Rear Garden

Garage

Outdoor Storage

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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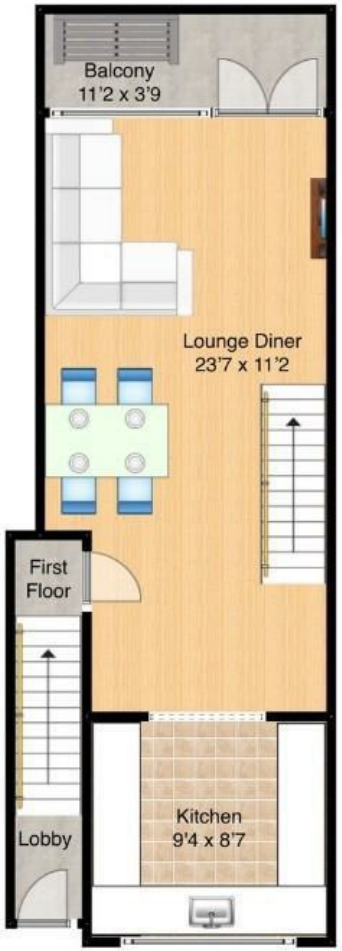
Tenure :	**Share of Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Turners Court, Turners Hill, Cheshunt



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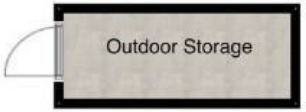

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.

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The Property Ombudsman