



Kelman Close, Cheshunt | EN8 8JL

£209,995 | Leasehold

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WITHIN WALKING DISTANCE OF THE TOWN CENTRE & TRAIN STATION this CHAIN FREE one bedroom GROUND FLOOR apartment with ATTRACTIVE KITCHEN, lounge, RE-FITTED BATHROOM, security entry system, allocated parking, LEASE TO BE EXTENDED ON COMPLETION.





The property is entered via communal door to communal entrance hallway with own front door to:

Entrance Hall

Security entry phone, storage cupboard, airing cupboard, doors off.

Lounge

Window to front, storage heater, TV point, door to:

Attractive Kitchen

Window to front and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor hood, space for fridge freezer, plumbing for automatic washing machine.

Bedroom

Window to front, storage heater, fitted wardrobes across one wall.

Re-Fitted Bathroom/ W.C

Fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below and mixer tap, panel enclosed bath with mixer tap and hand shower spray attachment, separate electric shower above, two walls fully tiled.

Exterior

Allocated Parking

Space provided.

Lease Remaining	158 years
Service Charge	£1500
Ground Rent	£0
Council Tax	B
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.