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Huron Road, Turnford | EN10 6FU

Offers in Excess of £250,000 | Leasehold

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This tastefully decorated two bedroom apartment enjoys views over the New River, it benefits from a re-fitted kitchen, lounge with Juliet balcony, allocated parking, white bathroom suite and gas central heating.



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Entrance

The property is entered by security entry door to communal entrance hallway, stairs leading to 2nd floor

Entrance Hallway

Wood veneer flooring, radiator, 2 storage cupboards, one housing central heating boiler and plumed for washing machine

Lounge

Juliet balcony to front, 2 radiators, TV point, wood veneer flooring, opening to:

Kitchen

Window to rear, and re-fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer sink unit with mixer taps, integrated dishwasher, built in double oven, hob and extractor, wood veneer flooring, radiator.

Bedroom 1

Window to front, radiator, fitted wardrobe, wood veneer floor, tv point

Bedroom 2

Window to front, radiator, wood veneer flooring

Bathroom/WC

Window to rear, white suite comprising low flush WC, vanity wash hand basin with mixer taps, panel enclosed bath with shower over, extensive tiled walls, ceramic tiled floor, radiator

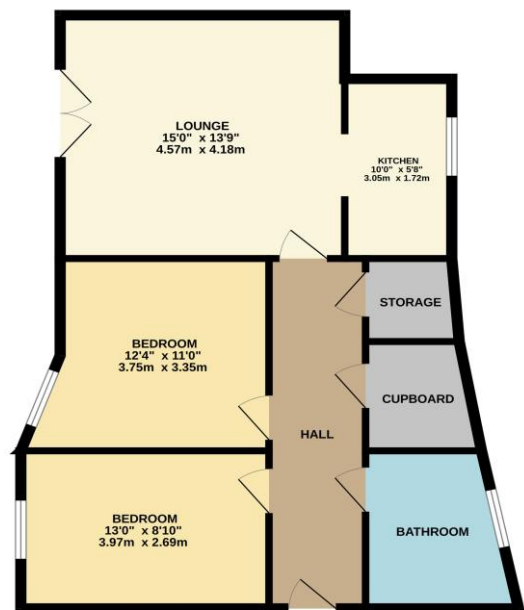
Exterior

Communal grounds surround the property.

Parking

Allocated space provided

GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq ft. (67.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown here are not intended and no guarantee as to their quantity or efficiency can be given.
Made with Hergo 2024

Lease Remaining	106 years
Service Charge	£1152 p/a
Ground Rent	£160 p/a
Council Tax	C
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.