



Vancouver Road, Turnford | EN10 6FF

£240,000 | Leasehold

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BEAUTIFULLY PRESENTED TWO BEDROOM upper floor flat with a VERY LONG LEASE benefitting from OPEN PLAN living with lovely views over the river. With a fully fitted kitchen and a superb bathroom suite.





Entrance Hall

Front door from the outside, security entry system, storage heater

Lounge

Window, wall mounted heater

Kitchen

Fitted with wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, plumbing and space for fridge freezer, dishwasher, built in oven and hob with extractor above, ceramic tiled floor

Bedroom One

Window, wall mounted heater

Bedroom Two

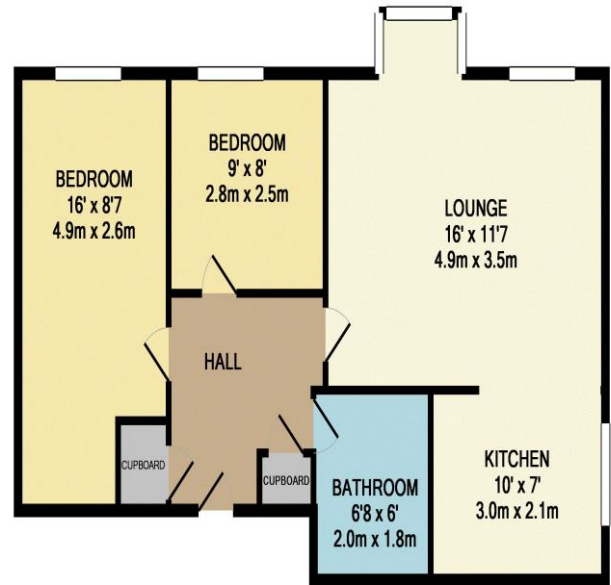
Window, wall mounted heater

Bathroom

Fitted with a suite comprising low flush w/c, walk in shower, wall mounted wash hand basin, heated towel rail

Exterior

Private parking and communal grounds surrounding the property



TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease Remaining	170 Years
Service Charge	£860.52 pa
Ground Rent	NIL
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.