



Churchgate, West Cheshunt | EN8 9NG

£105,000 | Leasehold

 paulwallace

**** CHAIN FREE & LIFT ACCESS **** This ONE bedroom FIRST FLOOR RETIREMENT flat for the over 55's benefits VIEWS OVER RIVER, lounge, kitchen and shower room/ w.c, residents facilities and WELL TENDED COMMUNAL GROUNDS.





Entrance

The property is entered via communal entrance with lift to all floors, own front door to:

Entrance Hall

Storage cupboard.

Lounge

Window to rear, overlooking the river, storage heater, t.v aerial point, opening to:

Kitchen

Fitted with a range of wall and base units, single drainer stainless steel sink unit, tiled splash backs, oven and hob with extractor hood, fridge & freezer.

Bathroom

Fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below, panel enclosed bath with shower above, fully tiled walls, heated towel rail.

Communal Facilities

There is a residents facilities including lounge & laundry room.

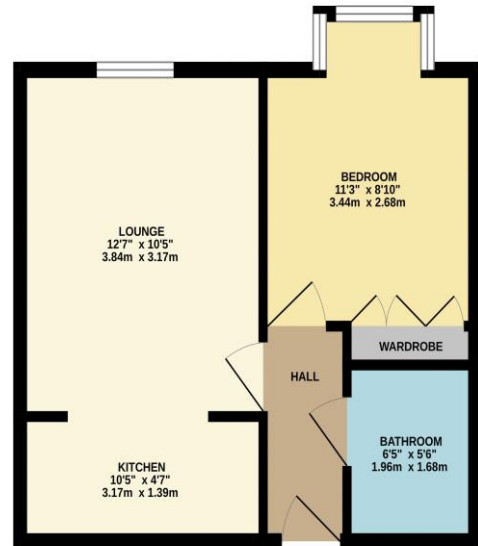
Exterior

Well tended communal grounds surround the property.

Parking

Provided.

FIRST FLOOR
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq.ft. (31.7 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
© Paul Wall & Partners 2024

Lease Remaining purchase	Resets to 99 on
Service Charge	TBC
Ground Rent	TBC
Council Tax	B
EPC Rating	B

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



paulwallace

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.