



Bury Green Road, West Cheshunt | EN7 5AG

Offers in Excess of £185,000 | Leasehold

 paulwallace

BRIGHT & SPACIOUS TOP FLOOR ONE BEDROOM FLAT WITH LONG LEASE AND GAS CENTRAL HEATING TO RADIATORS, large lounge, lease 116 years, FITTED KITCHEN, bathroom, GAS RADIATOR HEATING, communal gardens and ALLOCATED PARKING SPACE.





Second Floor

Front door from the outside

Lounge/Diner

Radiator, window

Kitchen

Single white enamel sink unit with mixer taps, cupboards below, further range of base and eye level units, worktops, electric oven, hob and extractor above, radiator, window

Bedroom

Dual aspect, three skylight windows, double doors to lounge, large walk in storage cupboard with gas central heating boiler

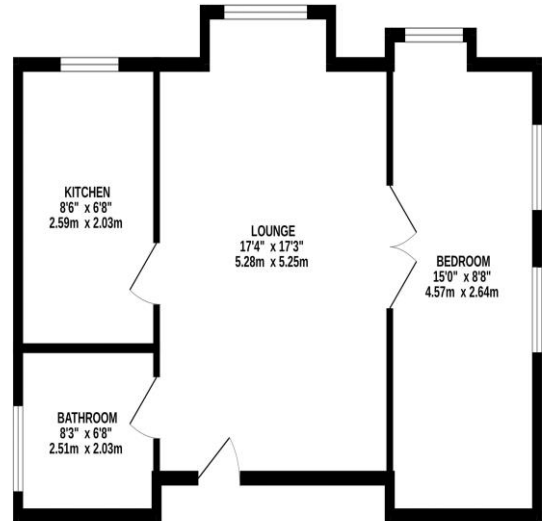
Bathroom

Corner bath, wash hand basin, low level w/c, radiator, skylight window

Parking

One allocated parking space

SECOND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling and cup etc. are only 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 is given in their capacity or efficiency can be given.
Floor plan: 10/09/12

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	C
EPC Rating	C

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.