



Deercote Court, Turners Hill, Cheshunt | EN8 8NW

Guide Price £175,000 | Leasehold

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CHAIN FREE BEING WITHIN EASY REACH OF THE TOWN CENTRE Is this SOUTH FACING ONE BEDROOM TOP FLOOR LUXURY RETIREMENT FLAT Located within A GATED DEVELOPMENT benefiting from ATTRACTIVE KITCHEN and WET ROOM/ W.C, lounge with JULIET BALCONY, HIGH CEILINGS, Gas Central Heating, SUPERB COMMUNAL FACILITIES including restaurant, guest suite, laundry, lounge.





Entrance

The property is entered via security entry system with stairs and lift to all floors, own front door to:

Entrance Hall

Radiator, coved ceiling, airing cupboard, storage cupboard.

South Facing Lounge

French doors to rear leading to Juliet balcony, two radiators, t.v aerial point, attractive fireplace, coved ceiling, radiator, door to:

Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces over, single drainer one and a half bowl sink unit with mixer taps, integrated washing machine, fridge freezer, oven and hob with extractor, tiled splash backs, central heating boiler.

Bedroom One

Window to rear, fitted wardrobes across one wall, coved ceiling.

Wet Room

Fitted with a suite comprising built in shower, low flush w.c, pedestal wash hand basin with cupboard below, extensive tiled walls, radiator.

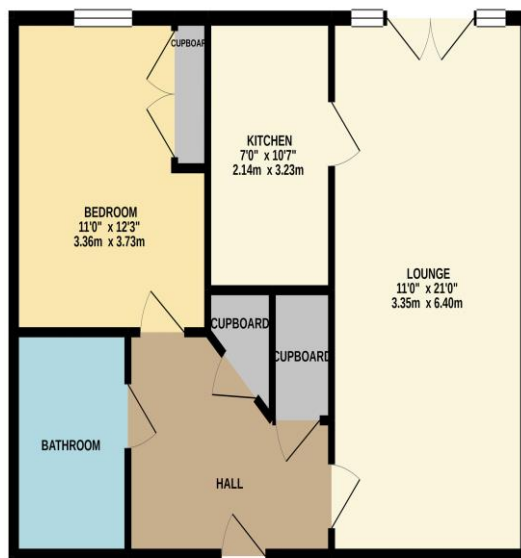
Exterior

Well tended grounds surround the property together with parking.

Communal Facilities

Include residents lounge, restaurant, guest accommodation and organised activities.

TOP FLOOR
610 sq. ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq. ft. (56.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The actual, existing and applicable floor plan of the property and any variations to it shall prevail over this plan. Please refer to the actual floor plan for details.

Lease Remaining	999yrs from 2003
Service Charge	
Ground Rent	
Council Tax	D
EPC Rating	C

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



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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.