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Landau Way, Turnford | EN10 6LW

£255,000 | Leasehold

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CHAIN FREE – This **TWO BEDROOM GROUND FLOOR** flat with communal gardens benefits from a **SUPERB SHOWER ROOM, LOUNGE, GAS CENTRAL HEATING, KITCHEN** and is well presented throughout.



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Entrance Hall

Community entrance to own front door to entrance hall, ceramic tiled floor, radiator, large walk-in storage cupboard/study

Lounge

Window to front, wood veneer flooring, two radiators, tv point, door to kitchen

Kitchen

Fitted with wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit, ceramic tiled floor, central heating boiler, gas cooker, washing machine

Bedroom One

Window to front, radiator, built-in double wardrobes

Bedroom Two

Window to rear, radiator

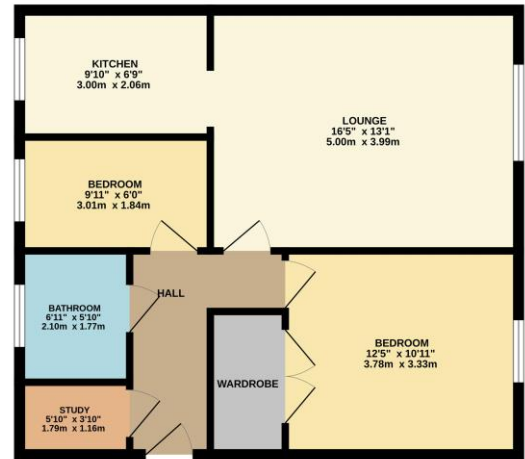
Superb Refitted Shower Room/WC

Fitted with a suite comprising walk-in double shower cubicle, vanity wash hand basin with cupboard below and mixer taps, low flush w/c, heated towel rail, fitted vanity cupboard, fully tiled walls and floor, window to rear

Exterior

Communal grounds surround the property, casual parking available

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, balconies and other areas are for information only and are not intended to be used for any purpose other than that of a guide. The purchaser is advised to verify the accuracy of the floorplan by a professional surveyor. The vendor, agent and publisher of this floor plan do not warrant or guarantee the accuracy of the floorplan. Measurements are for information only.

Lease Remaining	91 Years
Service Charge	£1,300 pa
Ground Rent	£10 pa
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.