



High Street, Cheshunt | EN8 0BE

£115,000 | Leasehold



ONE BEDROOM warden controlled FIRST FLOOR retirement property in the heart of central Cheshunt. Benefiting from a spacious lounge, communal kitchen and lounge along with a communal laundry room and gardens.





Entrance Hall

Front door from communal hallway, storage cupboard

Lounge

Window to side, tv point, attractive fireplace, storage heater, door to kitchen

Kitchen

Window to side, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, built in oven and hob with extractor, dimplex blower heater, tiled splash backs

Bedroom

Window to side, range of fitted wardrobes and drawer units, storage heater

Bathroom

Fitted with a suite comprising low flush w/c, vanity wash hand basin with cupboard below, panel enclosed bath with separate shower above, fully tiled walls, dimplex blower heater

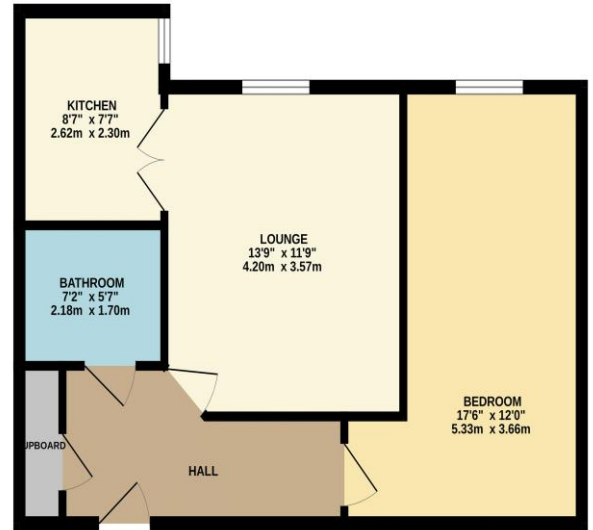
Additional Services

24 hour warden alarm, communal lounge, communal laundry room and guest suite.

Communal Gardens

Surround the property.

GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark and Rebecca (2014)

Lease Remaining	106 Years
Service Charge	£3110 Per Year
Ground Rent	£385 Per Year
Council Tax	C
EPC Rating	B

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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.