



Southmead Crescent, Cheshunt, Waltham Cross EN8

Per Calendar Month £1,650 Per Calendar Month

Flat |

Council: Broxbourne | Council Tax Band: C



TARGET
RESIDENTIAL SALES & LETTINGS



Step into this stunning two-double bedroom first-floor maisonette, perfectly positioned in one of Cheshunt's most desirable residential pockets. Combining the privacy of a house with the sleek feel of an apartment, this home is a rare find for commuters and lifestyle seekers alike.

Why You'll Love It:

Commuter's Dream: Forget the morning rush. You are just moments away from Cheshunt Station, offering rapid links into London. With Theobalds Grove, the A10, and the M25 all within easy reach, your world just got a lot smaller.

Sun-Drenched Spaces: Experience a home that glows. Thanks to large double-glazed windows and an elevated position, every room is flooded with vibrant natural light.

Outdoor Escape: Unlike many flats, this maisonette boasts its own private garden area—the perfect spot for a morning coffee or a summer BBQ.

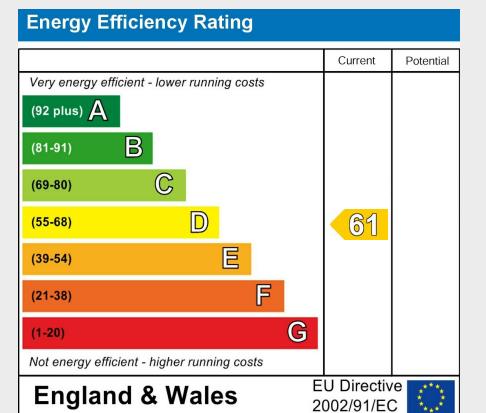
Bonus Storage & Parking: Say goodbye to parking woes. This property includes a spacious private garage, offering secure parking or that extra storage space everyone is looking for.

The Finer Details:

Private Entrance: Enjoy the luxury of your own front door.

King-Sized Comfort: Two generously sized double bedrooms provide plenty of room to stretch out.

Move-In Ready: Featuring a fully equipped kitchen, a sleek three-piece bathroom, and the year-round warmth of gas central heating.



How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further info if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

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