



**Shepherds**

Property Sales & Lettings

Welsummer Way | Cheshunt | EN8 0UG | £269,000





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# Welsummer Way | Cheshunt | EN8 0UG

Shepherds Estate Agents are pleased to bring to the market this stunning two bedroom apartment situated in the sort after development of Welsummer way. The property is situated within a small block of 4 apartments, and features a spacious kitchen, a large open living dining room, two good sized bedrooms with the main bedroom benefiting from a walk-in wardrobe, and a modern family bathroom. Externally, the property boasts well-maintained communal gardens ,an allocated parking space and a communal bin store. You are moments away from Brookfield Farm Shopping Centre featuring an array of shops, excellent transport links, good schools, and all essential local amenities. The property is also being sold chain free.

## Lease Information

Lease years Remaining : 86 years plus remaining  
 Ground Rent : £0 (peppercorn ground rent)  
 Maintenance £1,990.44

## Services connected

Mains drainage, water, electricity

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

- Chain Free
- Spacious Lounge Diner
- Communal Garden
- Small Block Of 4 Apartments
- Bedroom One With Walk In Wardrobe
- Brookfield Farm Shopping Centre Close By
- First Floor
- Allocated Parking Space
- Local Schools Within Walking Distance



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Small Block Of Four Apartments

Walk In Wardrobe

Communal Entrance

Bedroom Two

First Floor

11'1" x 5'9"

Front Door

Bathroom

7'8" x 6'8"

Entrance Hall

External

Lounge Diner

Allocated Parking Space

18'3" x 10'6"

Kitchen

Communal Garden

8'1" x 7'7"

Communal Bin Store

Bedroom One

11'1" x 8'6"



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**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

 2  1  1  C

**Tenure :** Leasehold  
**Council:** Broxbourne  
**Tax Band:** C

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Welssummer Way, Cheshunt



This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid and items shown will not be included. This floorplan is covered by the copyright acr 1988 and cannot be amended or reused without the permission of Shepherds Estate Agents LTD



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

