



Shepherds
Property Sales & Lettings



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High Street | Cheshunt | EN8 0BE | £129,995



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Shepherds are pleased to offer this recently redecorated spacious one bedroom retirement apartment located within the heart of Cheshunt High Street which is being sold on a chain free basis. The apartment comprises of a lounge diner, kitchen, a double bedroom and a shower room. The property is located to the rear of the development which allows views onto the landscaped communal gardens, further benefits include a communal lounge area, kitchenette and laundry area, lift access as well as being warden assisted and communal parking available. The development is a short walk from amenities and transport.

Lease - 125 years
Ground Rent - £385 per year
Service Charge - £3,111.84per year

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

- Chain Free
- Recently Decorated
- Spacious Double Bedroom
- Lounge Diner
- Shower Room
- Views Onto Landscaped Communal Gardens
- Lift Access
- Warden assisted
- Short Walk To Amenities



Communal Front Door

Communal Lounge

Lift Access

Front Door

Hallway

lounge Diner
13'7 x 12'1

Kitchen
8'8 x 7'1

Bedroom
17'6 x 12'1

Shower Room

7'1 x 5'10

External

Communal Gardens

Communal Parking



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.

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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne council
C

Cliff Richard Court, Cheshunt, EN8



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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FINE & COUNTRY

