



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 - £3,111.84 per 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



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Communal Front Door

Shower Room

Communal Lounge

7'1 x 5'10

Lift Access

External

Front Door

Communal Gardens

Hallway

Communal Parking

lounge Diner

13'7 x 12'1

Kitchen

8'8 x 7'1

Bedroom

17'6 x 12'1

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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.



Tenure : Leasehold
Council: Broxbourne council
Tax Band: C



Cliff Richard Court, Cheshunt, EN8



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FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



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