

Shepherds
Property Sales & Lettings

Windmill Lane I Cheshunt I EN8 9AF I £264,995


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Shepherds are proud to present this high-specification, top-floor one-bedroom apartment within a quiet, exclusive development of only six residences, built in 2023 to a contemporary, energy-efficient standard and benefiting from an active new-build warranty. The block is entered via a secure entry phone system, opening into two bright and spacious communal hallways that provide a welcoming and well-maintained approach to the apartment. Inside the property, you are welcomed by a spacious open-plan kitchen/lounge/diner, which is fitted with a range of integrated appliances, a well-proportioned double bedroom with space for freestanding furniture, and a stylish modern bathroom. The property is further enhanced by a practical utility and separate storage cupboard providing additional space, an MVHR ventilation system and solar panels. Externally, the apartment benefits from an allocated parking space within a private gated car park, with secure access to the building offering added peace of mind. Ideally situated less than 100 metres from Cheshunt Station and just moments from Lee Valley Regional Park, the location offers the best of both worlds. Enjoy tranquil walks, lakes and wildlife on your doorstep, whilst benefiting from direct connections to London Liverpool Street and Stratford, as well as services to Stansted Airport. Journey times to London Liverpool Street and Stratford are approximately 25 minutes, with the M25 also conveniently accessible by road

Lease Information :

Share of Freehold
997 years remaining, Ground Rent £0 per Year, Maintenance Charge : £2,000 per year

Services connected - Mains drainage, Water, Gas and Electricity

- Built in 2023
- Exclusive Development Of Just Six Apartments
- Open Kitchen Lounge Dining Area
- Utility & Separate Storage Cupboards
- MVHR System & Solar Panels
- Allocated Private Gated Parking & Secure Entry Phone System
- Share Of Freehold - 997 Years Remaining On The Lease
- Moments from Lee Valley Regional Park
- Less Than 100 Metres From Cheshunt Station





Communal Entrance

Entry Phone System

Communal Hallway

Stairs To Top Floor

Front Door

Hallway

Kitchen Lounge Diner
22 x 8'9

Bedroom
18'3 x 8'8

Bathroom
9'7 x 6'2

Utility Cupboard
6'2 x 3'8

Storage Cupboard
7'3 x 3'8

External

Gated Car Park

Allocated Parking Space

Share Of Freehold











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 :	**Leasehold - Share of Freehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Windmill Court, Windmill Lane, 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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