



Shepherds

Property Sales & Lettings

Turners Hill | Cheshunt | EN8 8NW | £199,995



A photograph of a hallway with light-colored walls and a brown carpet. On the left is a white door with a brass handle. In the center is an open doorway leading to a room with a window and a radiator. On the right is another open doorway leading to a bathroom with a shower and a blue patterned curtain. The ceiling has a decorative crown molding.

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A well-presented over 60's one-bedroom first-floor apartment, conveniently located close to the lift. The property features a spacious entrance hall offering ample storage, a large living/dining room with a Juliet balcony, a modern kitchen with integrated appliances, and a generous double bedroom with built-in wardrobes. There is also a good-sized wet room with a level-access shower. Residents enjoy a range of services including a duty manager on site 24/7, emergency callouts overnight, weekly service time, restaurant facilities serving a daily three-course lunch, handyman and laundry services. Excellent communal facilities include lift access to all floors, residents' lounge and dining room, guest suite, hobbies room, landscaped gardens and resident parking. The development also benefits from a secure door entry system and emergency alarm call system. Ideally located in the centre of Cheshunt, so its a short walk of local shops and a supermarkets, as well as a doctor's surgery and chemist.

Lease Information
976 years remaining: Ground Rent £403.54 per Year Maintenance Charge £8,103.60 per year

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

Services Connected
Mains Water & Sewage. Electricity & Gas Connected

- Chain Free Sale
 - Level Access Wet Room
 - 24/7 On Site Duty Manager
- Residents Over 60's
 - Modern Kitchen
 - Vast Communal Facilities
- Spacious Lounge Diner
 - Double Bedroom With Built In Wardrobe
 - Prime Central Cheshunt Location



- Gated Entrance

Secure Door Entry System

Communal Lobby

Lift Access

1st Floor

Front Door

Entrance Hall

Kitchen

10'6 x 6'10

Lounge Diner

20'1 x 10'9
- Bedroom

12'3 x 11'10

Built In Wardrobe

Level Access Wet Room

7'11 x 7'8

Boiler Room

Storage Cupboard

External

Communal Gardens

Communal Car Park



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 :
Council:
Tax Band:

Leasehold
Broxbourne Borough
D

Deercote Court, Glen Luce, Cheshunt, EN8



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www.shepherdsestates.co.uk





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