



Shepherds
Property Sales & Lettings



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Springfield Road | Cheshunt | EN8 8TD | £220,000



A photograph of a modern interior space, likely a hallway or a small room. On the left, there is a large sliding door with a light wood finish and a dark, reflective lower section. The door is partially open, revealing a glimpse of the outdoors. The floor is made of light-colored wood-look planks. A single copper-colored pendant light hangs from the ceiling, casting a warm glow. The walls are white, and a white door is visible in the background. A white vertical pipe runs along the right wall. In the bottom right corner, there is a small white vent and a power outlet.

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Shepherds are pleased to present this well-presented chain free ground floor one bedroom flat, ideally located within the popular Claire Court development in Cheshunt.

This property is being offered chain free and makes an excellent first-time purchase or buy-to-let investment. Internally, the flat offers a spacious lounge diner, a well-proportioned bedroom, and a separate kitchen and bathroom. Further benefits include a secure entry phone system, fitted storage, communal garden and a garage en bloc.

Perfectly positioned for commuters, the property is within easy walking distance of both Theobalds Grove and Cheshunt BR stations, offering direct access to London Liverpool Street. Local shops, bus routes, and amenities are all conveniently close by.

Lease Information

148 Years Remaining : Ground Rent £ 0 per Year, Maintenance Charge: £1,560 per year

All lease information has been provided verbally by the owner and will need to confirmed by your solicitor.

Services Connected: Mains Water & Sewage. Electricity. Gas Connected

- Ground Floor Apartment
- Entry Phone System
- Double Bedroom
- Spacious Lounge
- Gas Heating
- Garage En Bloc
- Walking Distance to Theobalds Grove & Cheshunt Station
- Long Lease – Approx. 148 Years Remaining
- Chain Free



Chain Free	Bedroom
Communal Entrance	13'2 x 8'8
Entry Phone System	Built In Wardrobe
Front Door	External
Hallway	Garage En Bloc
Lounge Diner	Communal Parking
18'9 x 9'9	Communal Gardens
Kitchen	
8'8 x 7'2	
Bathroom	
7'2 x 5'7	



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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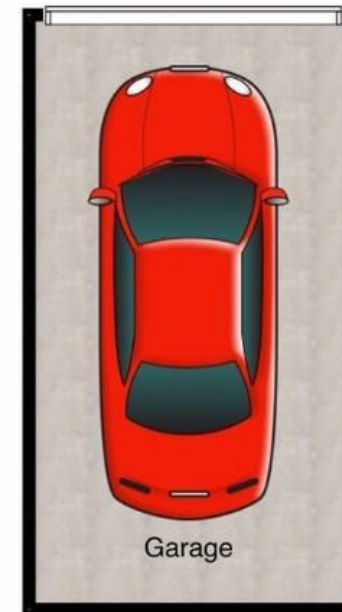
Tenure :
Council:
Tax Band:

Leasehold
Broxbourne
B

Claire Court, Springfield Road, 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

