



Shepherds
Property Sales & Lettings



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Leighton Court | Cheshunt | EN8 9DQ | £279,995



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To be sold with an extended lease of 250 years on completion is this immaculately presented spacious first floor duplex apartment. The property comprises of a spacious lounge diner, kitchen, two double bedrooms, with bedroom one benefiting from ample wardrobe space and a bathroom. External benefits include a garage en bloc and communal gardens. Ideally located within a stones throw from Cheshunt High Street and a short walk from the Train Station. TO BE SOLD CHAIN FREE.

Lease - current lease of 37 years, to be extended to 250 years on completion

Ground Rent - £0

Service Charge - £1,660 .00 per annum

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

- To Be Sold With An Extended Lease
 - Two Double Bedrooms
 - Garage En Bloc
- CHAIN FREE
 - Spacious Lounge Diner
 - Close To Local Amenities
- Duplex Apartment
 - Gas Central Heating
 - Short Walk From Cheshunt Train Station



Communal Entrance

Stairs To First Floor

Front Door

Entrance Hall

Kitchen

8'6 x 8'4

Lounge Diner

14'8 x 14'3

Cupboard Under Stairs

First Floor Landing

Bedroom One

12'4 x 8'7

Built In Wardrobes

Bedroom Two

12'5 x 8'4

Bathroom

8'6 x 6'

External

Garage En Block

Communal Parking

Communal Bin Store



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.



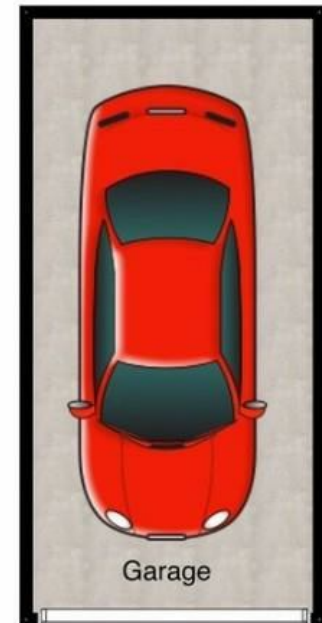
Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
C





Leighton Court, Turners Hill, Cheshunt



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

