

Shepherds
Property Sales & Lettings

High Street I Cheshunt I EN8 0BA I £300,000


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings

High Street I Cheshunt I EN8 0BA

SOLD WITH AN EXTENDED LEASE - Shepherds Estate Agents are pleased to market this spacious, two-bedroom, first-floor maisonette, which is conveniently located on High Street, Cheshunt. The property comprises of a lounge diner, kitchen, two double bedrooms and bathroom. Further benefits include, gas central heating, loft space and a combi-boiler. Outside, the property boasts its own private front and rear gardens. The property is ideally positioned within walking distance of Cheshunt Train Station and close to local shops, bus routes, the A10, and a variety of everyday amenities.

Lease Information
Lease years Remaining: 183 years remaining*
Ground Rent: £Peppercorn per annum
Maintenance: £358 per annum

*Extended upon completion

Services connected
Mains drainage, water, gas, electricity

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

- Guide Price £300,000–£315,000
- Two Double Bedrooms
- First-Floor Maisonette
- Bright, Spacious Lounge Diner
- Bathroom
- Large Loft Space With Potential (STPP)
- Gas Central Heating
- Close To Station & Amenities
- Private Front & Rear Gardens





Front Door

Ground Floor

Ground Floor Entrance

First Floor

First Floor Landing

Lounge Diner
17'6 x 13'3

Kitchen
9'6 x 8'8

Bedroom One
12'10 x 10'7

Bedroom Two
12'4 x 10'10

Bathroom
6'10 x 5'7

Loft Space

Gas Central Heating

Outside

Private Front Garden

Private Rear Garden

Garden Storage











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.

2 1 1 C

Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

High Street, Cheshunt, Hertfordshire

Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk





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.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman