



Shepherds  
Property Sales & Lettings



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Bellamy Road | Cheshunt | EN8 9JU | £275,000









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# Bellamy Road | Cheshunt | EN8 9JU

A well-presented and spacious second-floor, two-bedroom apartment, offered with an impressive 957 year lease and no service charges. The accommodation includes a kitchen breakfast room, spacious lounge diner, Two double bedrooms with built in wardrobes and shower room. Externally, the apartment enjoys the rare advantage of a private rear garden. The apartment also benefits from gas central heating and double glazing throughout not to mention its close proximity to Cheshunt High street and Cheshunt Station. To be sold CHAIN FREE.

Lease Information  
Lease years Remaining : 957 Years plus remaining  
Ground Rent : £100  
Maintenance £ 0

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.

- Chain Free Sale
  - Two Double Bedrooms
  - Private Rear Garden
- 957 Year Lease
  - Built In Wardrobes
  - Gas Central Heating
- Kitchen Breakfast Room
  - Spacious lounge Diner
  - Walking distance to Cheshunt High Street and Cheshunt Station



Communal Door	Built In Wardrobe
Communal Staircase	Bedroom Two
1st Floor	10'6 x 7'10
Front Door	Built In Wardrobe
Hallway	Shower Room
Kitchen Breakfast Room	7'1 x 6'8
12'7 x 9'3	External
Lounge Diner	Rear Garden
14'1 x 12'3	
Bedroom One	
11'9 x 11	





**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.

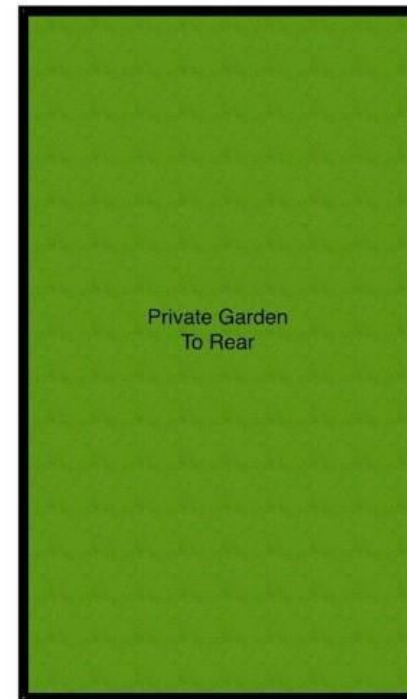


**Tenure :**  
**Council:**  
**Tax Band:**

**Leasehold**  
**Broxbourne**  
**C**



# Bellamy Road, Cheshunt, EN8



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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

