



JR Sales & Letting

**Flamstead End Road  
Cheshunt**



**£219,995  
Leasehold**

A well maintained and recently decorated 1-bedroom first-floor apartment, situated within an appealing purpose-built residential complex in proximity to local amenities, schools, and transportation options. Key features comprise gas central heating, double-glazed windows, laminate wooden flooring, a revamped kitchen and bathroom with a shower bath. This property is an excellent choice for first-time buyers or those seeking a rental investment opportunity.

- Gas Heating
- Double Glazing
- Allocated Parking Space
  - Visitor Parking
  - Well Presented
- Ideal First Time Buyer Purchase
- Bedroom With Fitted Wardrobe
- Rental Investment Opportunity
  - Local Amenities Near By
  - Bathroom With Shower Bath

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Entrance

Entrance door to the:-

Hallway

Radiator. Coving to ceilings. Wall mounted fuse box. Security entrance phone system. Doors to:-

Bathroom

Shower bath with mixer tap. Glass shower screen. Shower valve with hand attachment over. Vanity wash hand basin with mixer tap. Chrome towel radiator. Low flush W.C. Extractor fan. Mirror. Extensively tiled.

Bedroom

11'9 x 9'4  
Two double glazed windows to the front. One double glazed window to the side. Double radiator. Fitted wardrobe.

Living Room

14'10 x 9'9 plus the recess  
Two double glazed windows to the front. Radiator. Built in storage cupboard. Coving to ceiling. Laminate wood flooring. Doorway to the:-

Kitchen

Opaque double glazed window to the side. Range of wall and base fitted units with roll edge work surfaces over incorporating a sink with mixer tap and drainer. Laminate wood flooring. Ceramic hob. Built in oven. Extractor fan over. Space for tall fridge freezer. Wall mounted boiler. Tiled splash backs. Plumbing for washing machine.

First Floor



