



Flat 6, Windmill Court Windmill Lane

Cheshunt EN8 9AF

Price £310,000



Kirby Colletti are pleased to offer this Brand New Development of Six One & Two Bedroom Apartments situated within close proximity of Cheshunt Station and walking distance of the town centre with its comprehensive shopping facilities, bus services and A10/M25 links.

The properties benefits from 10 year NHBC Guarantee, Fitted Kitchen with Integrated Appliances, Luxury Fully Tiled Bathrooms, Gas Central Heating, uPVC Double Glazing and Residents Allocated Parking via Security Gate.



Accommodation

Communal front door via security entry phone to communal hallway with stairs to first and second floor. Communal security door giving access to residents gated parking and bin store.

Entrance Hall

11'5" max x 7'6" max (3.48m" max x 2.29m" max)
Wall mounted security entry phone. Radiator. Storage cupboard. Additional cupboard housing washing machine. Door to:

Living Room

14'8"max x 13'9" max (4.47m"max x 4.19m" max)
Two side aspect 'Velux' windows. Radiator. Television aerial point. Recessed spotlights. Access to:

Fitted Kitchen

10.2" x 5'9" (3.05m.0.61m' x 1.75m")
Side aspect 'Velux' window. Range of wall and base mounted units. Quartz work surfaces over. Under mounted stainless steel sink unit with mixer tap over. Built in electric hob. Extractor hood over. Built in oven below. Integrated larder fridge and freezer. Radiator. Recessed spotlights.

Bedroom One

12'6" x 8'3" (3.81m" x 2.51m")
Rear and side aspect uPVC double glazed window. Radiator. Recessed spotlights.

Bedroom Two

10' x 8'3" (3.05m x 2.51m")
Rear aspect uPVC double glazed window. Radiator. Cupboard housing gas central heating boiler.

Luxury Bathroom

6'10 x 6'1 (2.08m x 1.85m)
White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Low level W.C with concealed cistern. Wash hand basin. Heated towel rail. Fully tiled walls and tiled floor. Recessed spotlights. Extractor fan.

Exterior

Allocated residents parking via electric security gate. Dustbin store room.

Agents Note

Share of Freehold. 999 year lease.
Ground Rent Zero.
Service Charge TBC

Road Map



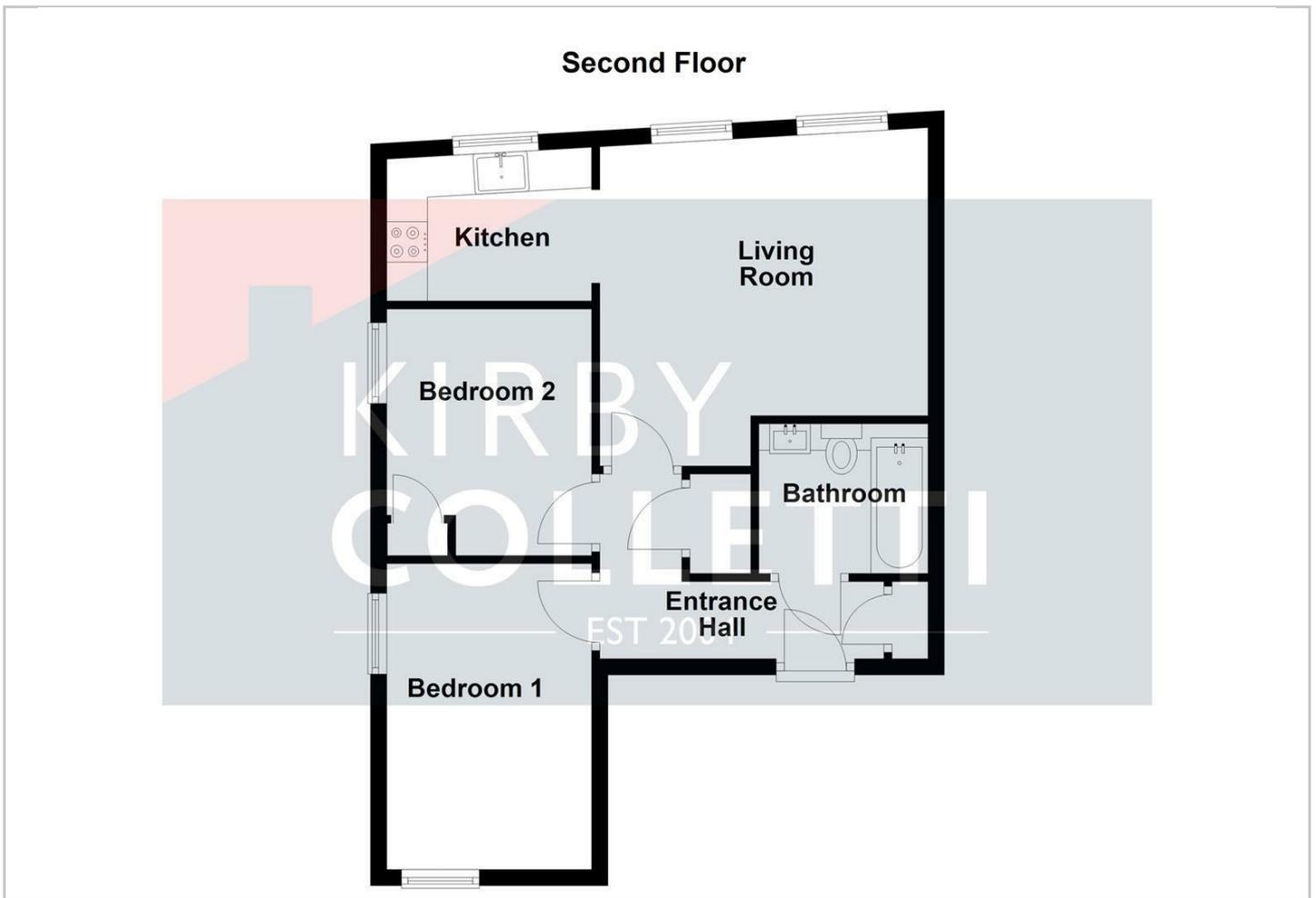
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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