



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



TURNERS HILL CHESHUNT

A spacious share of FREEHOLD two bedroom GROUND FLOOR flat benefitting from its own balcony & GARAGE en-bloc. Conveniently located within a short walking distance of the Old Pond shopping facilities, bus routes and Cheshunt British Rail train station with fast trains to Liverpool Street. Ideal investment opportunity!

- Double Glazing
- Kitchen
- Bathroom
- Electric Heating
- Balcony
- Garage En-Bloc
- Living Room
- Two Bedrooms
- Share of Freehold

£239,995 FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
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Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact!'



Entrance via communal security entrance door to communal hallway. Hardwood entrance door to:-

HALLWAY

Laminate flooring. Coving to ceiling. Built in storage cupboards. Doors to:

LIVING ROOM

14'1 x 13'2 (4.29m x 4.01m)

Double glazed windows to the front. Fitted blinds. Double glazed door to own private balcony to front. Laminate wooden flooring. Coving to ceiling.



KITCHEN

13'3 x 7'7 (4.04m x 2.31m)

Double glazed window to the front. Fitted blind. Ceramic tiled floor. Wall and base fitted units with rolled edge work surfaces over. Stainless steel sink unit with mixer tap and drainer. Tiled splash backs. Breakfast bar. Built in double oven with ceramic hob over. Space and plumbing for large American style fridge freezer with water/ice facilities. Plumbing for washing machine and dishwasher. Airing cupboard housing immersion cylinder.



BEDROOM 1

13'4 x 9'10 (4.06m x 3.00m)

Double glazed window to the rear. Wall mounted electric panel heater. Fitted blinds. Coving to ceiling



BEDROOM 2

13'4 x 7'11 (4.06m x 2.41m)

Double glazed window to the rear. Wall mounted electric panel heater. Fitted blinds. Coving to ceiling



BATHROOM

Opaque double glazed window to the rear. Ceramic tiled floor. Part tiled walls. White suite comprising;- low flush WC, pedestal wash hand basin and panelled bath with mixer tap and shower attachment and fitted folding glass shower screen.



COMMUNAL GARDENS



GARAGE EN-BLOC

Newly fitted up and over door.

COMMUNAL PARKING

SHARE OF FREEHOLD

999 year lease.

MAINTENANCE

Approx. £90PCM

In accordance to section 21 of the Estate Agency Act 1979 we need to inform potential purchasers that this property is owned by an employee of JR Property Services.