



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## TURNERS HILL CHESHUNT

Offered Chain free is this stunning contemporary two bedroom, top floor flat benefitting from a private Balcony, en-suite to master bedroom & private gated allocated parking. Conveniently located within a short walking distance of the Old Pond shops, bus routes & Zone 8 Cheshunt British Rail train station with fast trains to Liverpool Street. Ideal investment opportunity!

- Double Glazing
- Kitchen/Dining Room
- Bathroom
- Long Lease
- Two bedrooms
- Balcony
- Living Room
- En-Suite to Master
- Private Parking

### £255,000 LEASEHOLD

**VIEWING RECOMMENDED!**



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### Entrance

Security phone/video system entrance door.

### Hallway

Hardwood entrance door. Laminate wooden floor. Built in storage cupboard. Built in airing cupboard. Doors to:-

### Living Room

15' x 13'10 (4.57m x 4.22m)

Wall mounted electric heater. Laminate wooden floor. Skylight. Inset spots lights to ceiling. Open planned to Kitchen/Dining room. Sliding patio door to:-



### Balcony

South/West facing. Wall light. Astro turf.



### Kitchen/Dining room

16'8 x 6' (5.08m x 1.83m)

Skylight and inset spot lights to ceiling. Laminate wooden floor. Wall and base fitted units with work surfaces over incorporating a stainless steel one and a half bowl sink with mixer tap and drainer. Integrated washing machine, dishwasher and fridge. Hotpoint oven with Ceramic hob and extractor fan over. Tiled splash backs.



### Bedroom 1

11'7 x 10'7 plus door recess (3.53m x 3.23m plus door recess)

Double glazed velux windows to front. Wall mounted electric heater. Built in wardrobe. door to:-



### En-Suite

Low flush WC. Pedestal wash hand basin with mixer tap and tiled splash back. Wall mounted fan heater. Tiled enclosed shower cubicle with mixer shower. Extractor fan.



### Bedroom 2

13'7 x 6'8 (4.14m x 2.03m)

Double glazed velux windows to rear. Wall mounted electric heater. Built in eaves storage cupboard.



### Bathroom

Skylight to ceiling. Extractor fan. Wall mounted electric fan heater. Part tiled walls. Suite comprising;- low flush WC, pedestal wash hand basin and panel bath with mixer tap and shower attachment.



### Parking

Private allocated parking space accessed via security entrance gate.

### Lease

TBC

### Service Charge & Ground Rent

TBC