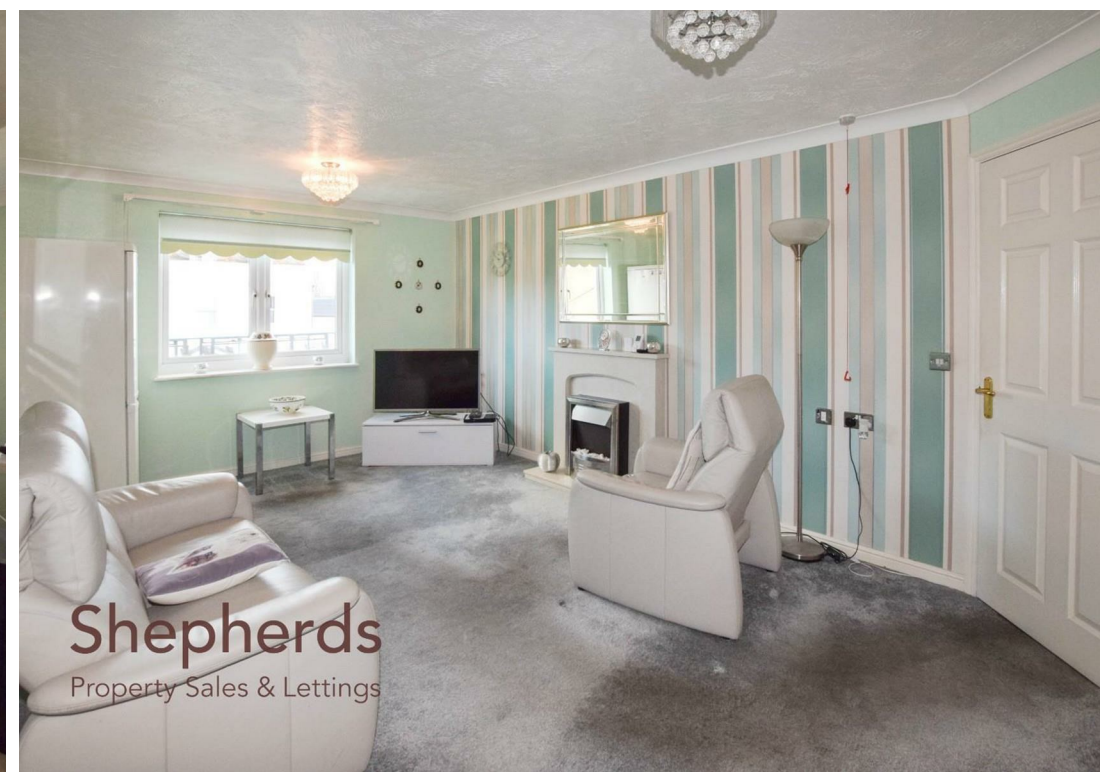




**Shepherds**  
Property Sales & Lettings

High Street | Cheshunt | EN8 0BE | £147,500









The image shows a bright, modern interior space. The walls are painted a light sage green, and the ceiling is white with a textured finish. A large, ornate crystal chandelier hangs from the ceiling in the foreground. In the background, another smaller chandelier is visible. The floor is covered in a grey carpet. On the left, there is a white leather armchair with a striped cushion. In the center, a white leather sofa with a purple cushion is positioned. To the right, a white double door with glass panels leads to a kitchen, where a white refrigerator and wooden cabinets are visible. In the background, a dining table with white chairs is set up. A white display cabinet filled with glassware is also visible. The overall atmosphere is clean and contemporary.

**Shepherds**  
Property Sales & Lettings



# High Street | Cheshunt | EN8 0BE

This charming two-bedroom retirement apartment is ideally located in the heart of Cheshunt High Street, just a short stroll away from local amenities, shops, and excellent transport links. The property offers a comfortable and practical layout, including a spacious lounge/dining area, a fully equipped kitchen, two well-sized double bedrooms, and a modern shower room with the added benefit of multiple storage cupboards. The development offers a range of communal facilities for residents to enjoy, such as a welcoming lounge area, a kitchenette, a laundry room, and well-maintained gardens. The building is designed with accessibility in mind, featuring a lift that provides easy access to all floors. As an added benefit, there is a house manager on site, ensuring a secure and supportive living environment.

Lease Information  
104 years remaining: Ground Rent £450 per Year : Maintenance Charge : £5,121.50 per year

Services Connected  
Mains Water & Sewage. Electricity.  
No Gas Connected

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
  - Open Lounge Diner
  - House Manager On Site
- Two Double Bedrooms
  - Lift Access
  - Walking Distance To Cheshunt High Street
- Modern Shower Room
  - Array Of Communal Areas
  - Over 60's



Communal Entrance	Shower Room
Lift Access	7' x 5'6
First Floor	Bedroom One
Front Door	15'4 x 9'1
Entrance Hall	Bedroom Two
Kitchen	13'8 x 8'6
7'8 x 6'10	Communal Area
Living Area	Communal Lounge
22'8 x 11'3	Laundry Room
Dining Area	External
	Communal Gardens





**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.



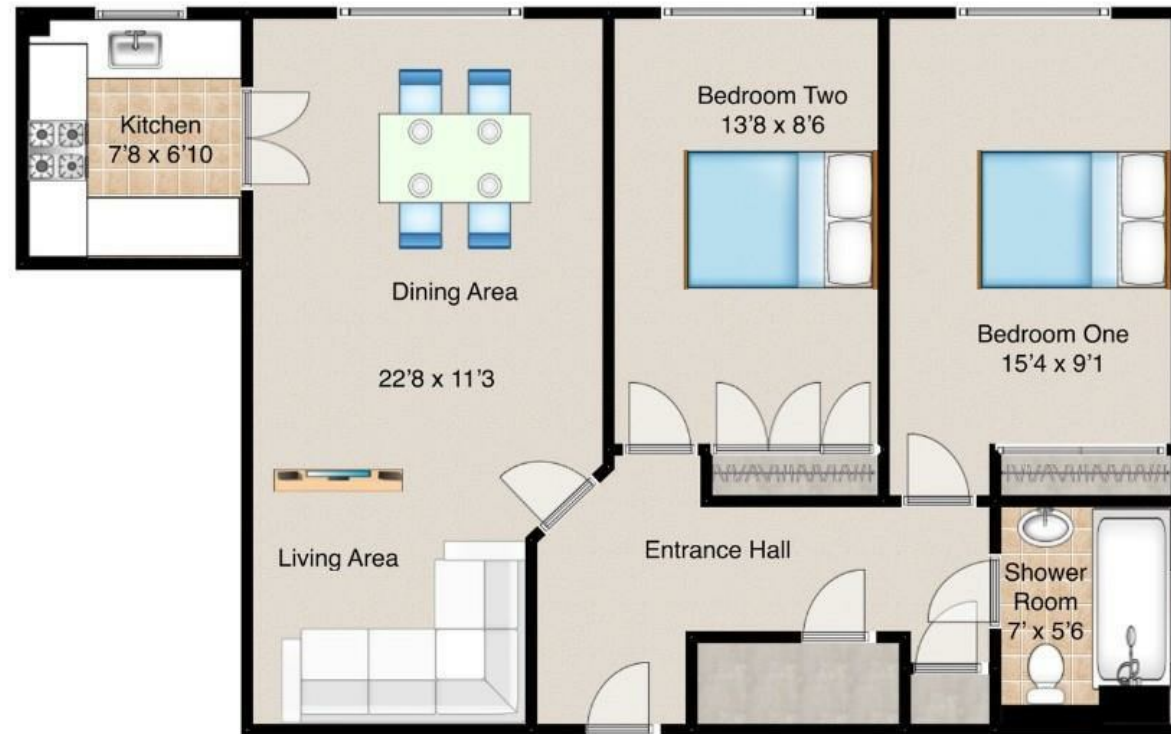
**Tenure :**  
**Council:**  
**Tax Band:**

**Leasehold**  
**Broxbourne**  
**D**





# Cliff Richard Court, High Street, Cheshunt, EN8



**Shepherds**  
Property Sales & Lettings

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



**Shepherd's**  
Property Sales & Lettings

## 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**

