

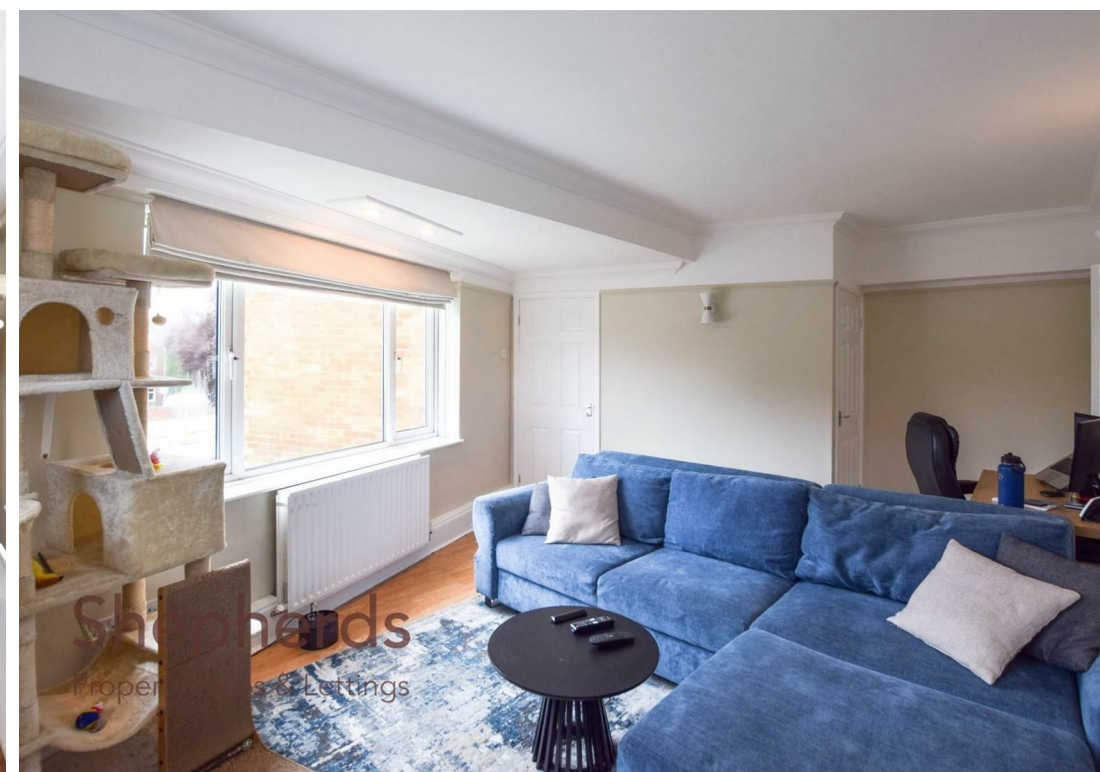


Shepherds
Property Sales & Lettings



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Turners Hill | Cheshunt | EN8 9DQ | £210,000





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This spacious one-bedroom first floor apartment boasts a long lease and enjoys a prime location just a short walk from Cheshunt High Street, with excellent transport connections close by. The building features a secure entry phone system for added peace of mind. Upon entering, you're welcomed by a hallway offering ample storage. The apartment includes a generously sized lounge/dining area, a well-appointed kitchen, a bathroom and a double bedroom. Outside, residents can enjoy a neatly maintained communal garden and a dedicated bin storage area.

Services Connected Mains Water & Sewage. Electricity. Gas Connected

127 years remaining on lease – Ground rent - Peppercorn - Service charge £2,027.78 per year.

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

- Spacious Apartment
 - Secure Entry Phone System
 - Communal Gardens
- Lounge Diner
 - Gas Central Heating
 - Casual Parking
- Double Bedroom
 - Lengthy Lease
 - Walking Distance Of Cheshunt High Street & Train Station



Communal Entrance	Bedroom
Secure Entry Phone System	12'3" x 10'2"
Communal Stairs To First Floor	Bathroom
Front Door	6'0" x 5'8"
Hallway	External
Lounge Diner	Communal Gardens
19'0" x 11'4" max	Casual Parking
Kitchen	
10'4" x 5'11"	
Inner Lobby	



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.

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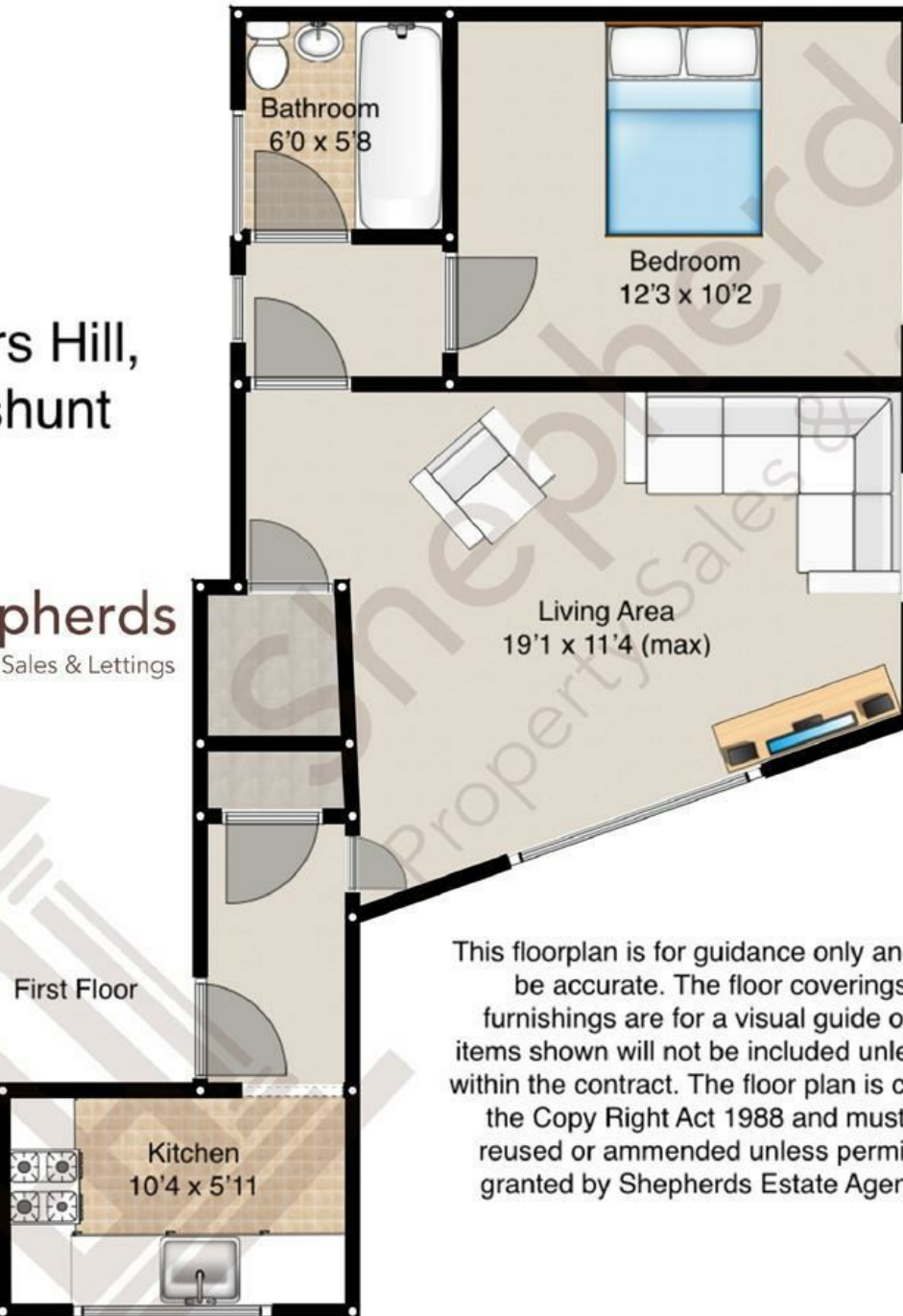
Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Brough
B

Turners Hill,
Cheshunt



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This floorplan is for guidance only and may not be accurate. The floor coverings and furnishings are for a visual guide only and items shown will not be included unless stated within the contract. The floor plan is covered by the Copy Right Act 1988 and must not be reused or ammended unless permission is granted by Shepherds Estate Agents LTD.



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HODDESDON

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FINE & COUNTRY

