



Shepherds
Property Sales & Lettings



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Crossbrook Street | Cheshunt | EN8 8JF | £190,000

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Council: Broxbourne Borough Tax Band: B

A well-presented one-bedroom ground floor apartment, ideally located within walking distance of both Cheshunt and Theobalds Grove train stations, providing excellent transport links into London and surrounding areas. A wide range of local amenities, including shops, cafes, and leisure facilities, are also conveniently close by. The property comprises a fitted kitchen diner, living area, a double bedroom, and a modern shower room. The layout offers a comfortable and practical living space, perfect for first-time buyers, investors, or those looking to downsize. Further benefits include a garage en bloc, offering secure parking or additional storage, and the property is being offered chain free.

This is a fantastic opportunity to acquire a property in a sought-after location with great potential. Early viewing is highly recommended.

Lease - 86 Years Remaining Ground Rent - £100 per annum - Service Charge - £1080 per annum

All lease information has been provided verbally by the owner and will need to be confirmed by your solicitor.

Services Connected
Mains Water & Sewage. Electricity.
Gas Not Connected

- Ground Floor Apartment
- Bedroom With Built In Wardrobe
- Kitchen Diner/ Living Area
- Easy Access to A10 and M25
- Garage En Bloc
- Communal Garden
- Walking Distance Of 2 Train Stations
- Close To Amenities
- Chain Free





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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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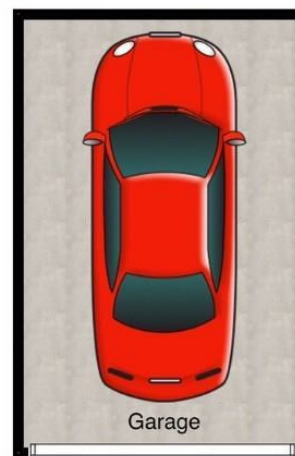


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Crossbrook Court, Crossbrook Street, Cheshunt, EN8



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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.

Rooms:

Communal
Entrance

Ground Floor

Front Door

Hallway

Kitchen Diner
17'11 x 11'11
(5.46m x 3.63m)

Living Area

Bedroom
10'1 x 6'9 (3.07m
x 2.06m)

Shower Room
6'10 x 5'8 (2.08m
x 1.73m)

External

Garage En Bloc

Communal
Gardens

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PROTECTED

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PROTECTED



**The Property
Ombudsman**



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