



Shepherds
Property Sales & Lettings



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Leighton Court | Cheshunt | EN8 9DQ | £260,000





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Shepherds are pleased to offer this ground floor two bedroom maisonette, offered with a lease of over 120 years. Its ideally located within walking distance of Cheshunt Train Station, Cheshunt High Street and "The Old Pond", providing excellent transport links and access to local amenities. The property comprises of an entrance hall, a fitted kitchen, a lounge/diner, a bathroom and two double bedrooms. External benefits include a communal garden and bin store. The home has recently undergone a partial refurbishment, creating a fresh and modern feel while still offering plenty of scope for the new owners to add their own finishing touches and personal style. This makes it an ideal choice for first-time buyers, downsizers or investors alike. To be sold CHAIN FREE.

Lease - 122 Years remaining
Ground Rent - £300
Service Charge - £2,200 per annum

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

- Chain Free
 - Private Front Door
 - Gas Central Heating
- Ground Floor
 - Partial Refurbish
 - Close To High Street & Train Station
- Over 120 Year Lease
 - Two Double Bedrooms
 - Communal Gardens



Chain Free	Bedroom Two
Ground Floor	12'5 x 8'2
Private Front Door	Bathroom
Entrance Hall	9'1 x 6'1 max
Kitchen	External
9'4 x 9	Communal Gardens
Lounge Diner	Communal Bin Store
14'8 x 13'4	
Inner Lobby	
Bedroom One	
14'8 x 10'	



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

C



Turners Hill Cheshunt



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This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included. This floorplan is covered by the copyright act 1988 and cannot be amended or reused without the permission of Shepherds Estate Agents LTD



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HODDESDON

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FINE & COUNTRY

