Shepherds
Property Sales & Lettings

Crossbrook Street I Cheshunt I EN8 8JU I £159,995

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Shepherds Estate Agents are pleased to offer this first floor studio apartment being sold CHAIN FREE and ideally located in the heart of Central Cheshunt, just a short walk of excellent transport links and local shops. The property benefits from an exceptionally long lease with over 950 years remaining.

Internally, the accommodation comprises of an open-plan lounge diner with a well-defined studio bedroom space, creating a comfortable and practical living environment. The property also features a fitted kitchen and bathroom. Further benefits include a private garage en-bloc, adding valuable storage or parking potential, together with the convenience of ground floor access. Positioned in a highly sought-after central location, this property combines convenience, practicality, and investment appeal in equal measure.

Lease Information
Lease years Remaining : 955 years plus remaining
Ground Rent : £0 (peppercorn ground rent)
Maintenance £1,040.00 Per Annum

- Chain Free
- 950+ Year Lease
- Fitted Kitchen & Bathroom
- First Floor Studio Flat
- Ideal Buy-To-Let Investment
- Garage En Bloc
- Central Cheshunt Location
- Open-Plan Living Space
- Close To Transport & Shops

Communal Door

First Floor

Front Door

Lobby

Lounge Diner
10'10 x 9'11

Partition

Studio Bedroom
9'11 x 9'2

Kitchen
10'2 x 6'5

Bathroom
6'5 x 6'1

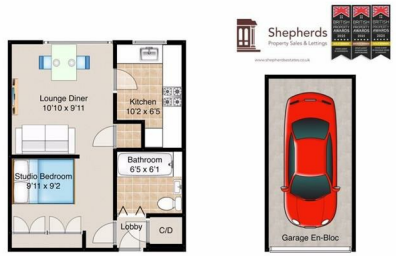
Outside

Communal Front Garden

Communal Rear Garden

Garage En Bloc

Crossbrook Street, Cheshunt, Hertfordshire



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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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Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**B**

Crossbrook Street, Cheshunt, Hertfordshire

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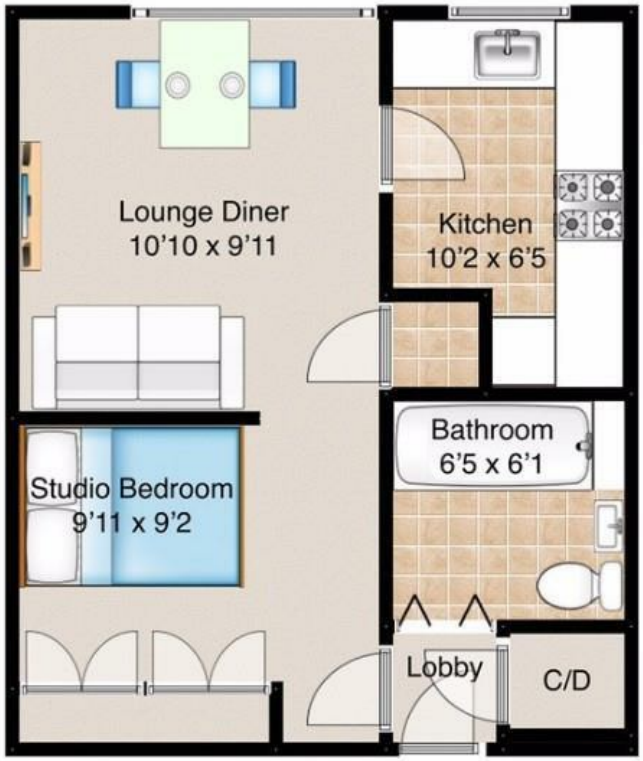
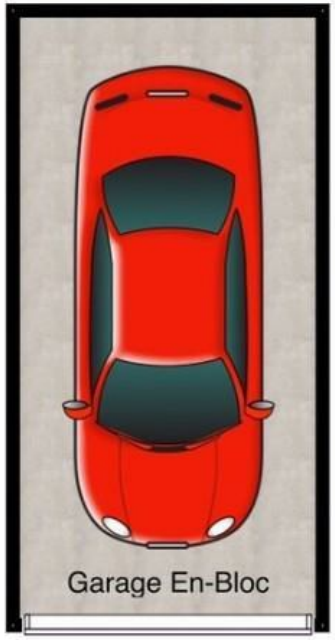
www.shepherdsestates.co.uk





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CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

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