



£275,000
chadwell Avenue, cheshunt

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Chadwell Avenue, Cheshunt, EN8 0ER

Keith Ian are pleased to offer this well presented two bedroom GROUND FLOOR apartment with its OWN PRIVATE GARDEN and outside storage space. The property comprises a large lounge/diner with a gas fireplace, a refitted kitchen and bathroom, and two double bedrooms. Further benefits include double glazing, gas central heating and communal parking. The property offers easy access to M25 and A10, Brookfield Farm Shopping Centre and Sunset Studios.

Cheshunt, in Hertfordshire, offers the best of both worlds - a suburban haven just 13 miles from central London. This vibrant town boasts excellent amenities, schools, and great transport links to the city. Plus, it's on the doorstep of the beautiful Lee Valley Regional Park for outdoor enthusiasts. Cheshunt's blend of history and modern convenience makes it a top choice for those seeking an ideal work-life balance.

Early viewing recommended.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

LOUNGE

16'2 x 11'8 (4.93m x 3.56m)

KITCHEN

12'1 x 8'8 (3.68m x 2.64m)

BEDROOM ONE

12'5 x 10'8 (3.78m x 3.25m)

BEDROOM TWO

12'1 x 8'9 (3.68m x 2.67m)

BATHROOM

OWN ENCLOSED REAR GARDEN

LEASEHOLD INFORMATION:

Lease Remaining - 85 Years

Service Charges - £1,100 PA

Ground Rent - TBC

WHAT3WORDS

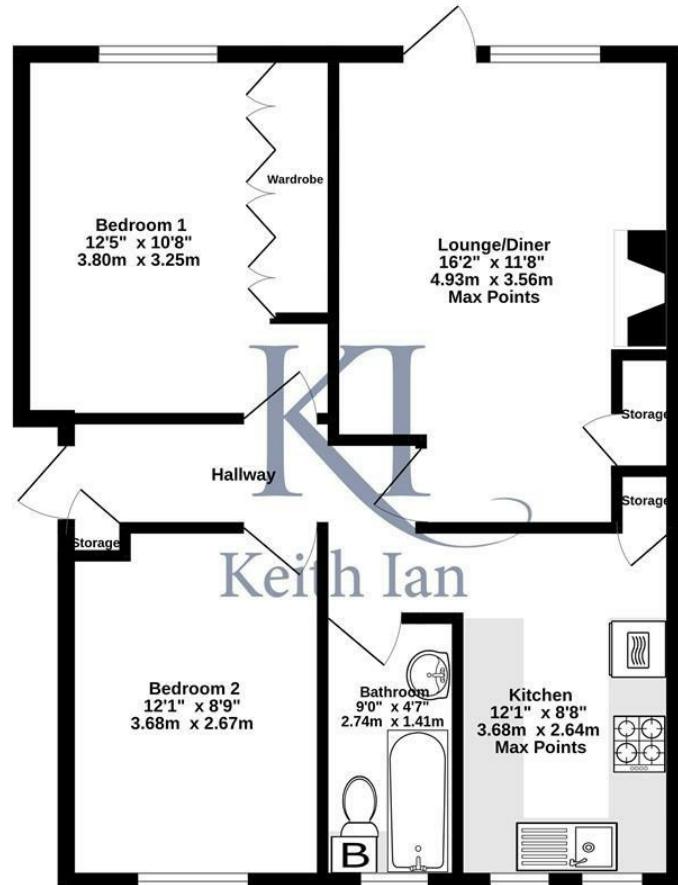
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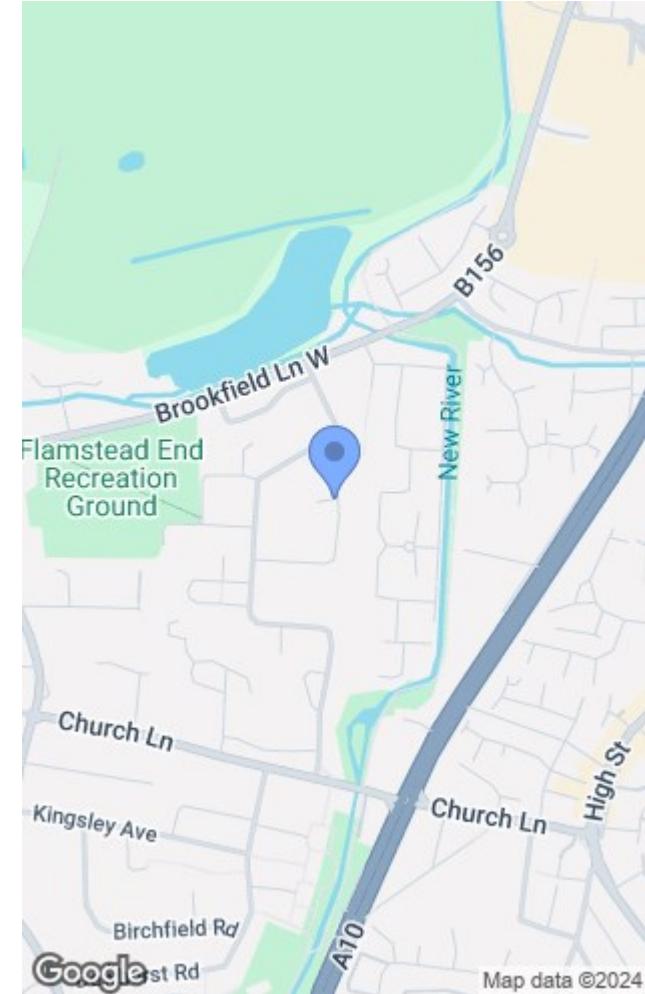


Ground Floor
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions, areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales					
Very environmentally friendly - lower CO ₂ emissions					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not environmentally friendly - higher CO ₂ emissions					
EU Directive 2002/91/EC					
England & Wales					

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