



KI Keith Ian

*Greenall Close, EN8 9HY
Offers In Excess Of £300,000*

Greenall Close, EN8 9HY

***** LONG LEASE ***** Keith Ian are pleased to offer this two bedroom, first floor maisonette for sale. This property benefits from gas central heating, full double glazing, two large double bedrooms, a garage and parking to the front of the property, and a large private garden. Due to its great location this property is situated in central Cheshunt close to local amenities and is approximately 0.4 miles from Cheshunt Railway Station. **EARLY VIEWING RECOMMENDED!**

LOUNGE

14'5" x 14'5" (4.39 x 4.39)

KITCHEN

9'9" x 9'5" (2.97 x 2.87)

BEDROOM ONE

12'10" x 11'1" (3.91 x 3.38)

BEDROOM TWO

10'7" x 9'9" (3.23 x 2.97)

BATHROOM

6'9" x 6'0" (2.06 x 1.83)

LEASEHOLD INFORMATION

Length of Lease: 933 years

Ground Rent: £7.50 p.a

Service Charge: N/A

WHAT3WORDS

///club.wool.impose





KI Keith Ian

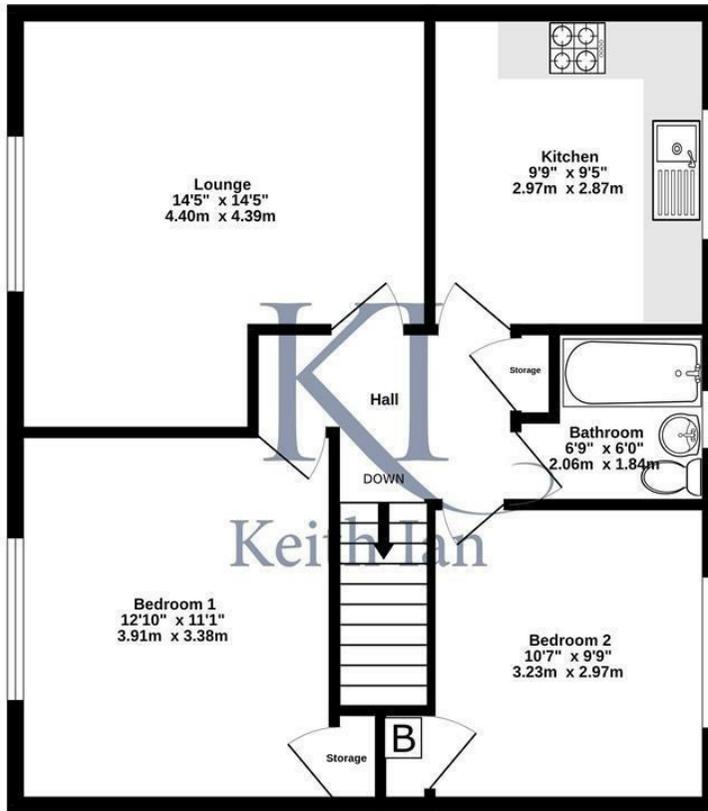


KI Keith Ian



KI Keith Ian

First Floor
659 sq.ft. (61.2 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2023

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/fitings 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 check.



Energy Efficiency Rating	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202