1 Victoria Close, Alexander Court, Cheshunt, Waltham Cross, EN8 9EP

£175,000

Lanes are pleased to present this one bedroom ground floor apartment. The property is located within walking distance to Cheshunt Rail Station and The Old Pond. Benefits include gas central heating, allocated parking, communal gardens and more. Call now to view.

Inner Hallway
Entryphone system, radiator, airing cupboard and doors leading to lounge and bathroom.

Bathroom
Frosted double glazed window to to front aspect, panel enclosed bath with mixer tap and shower attachment, low flush W.C, pedestal wash hand basin with pillar taps, radiator, part tiled walls and extractor fan.

Lounge
15'3" x 9'4" (4.65m x 2.84m)
Window to front aspect, radiator, access to kitchen and bedroom.
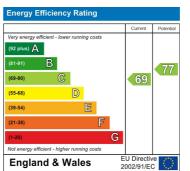
Kitchen
7'7" x 5'9" (2.31m x 1.75m)
Window to rear aspect, eye and base level units, breakfast bar, stainless steel sink with pillar taps and drainer unit, space for washing machine and fridge/freezer, fitted cooker with extractor hood and part tiled walls.
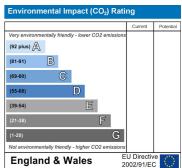
Bedroom
9'2" x 6'4" (2.79m x 1.93m)
Window to front aspect and radiator.

Reference
CH6099/AX/AX/AX/08022021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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GROUND FLOOR

HALLWAY
BATHROOM
LOUNGE
Lanes
ESTATE AGENTS
KITCHEN
BEDROOM

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.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.