



Estate Agents • Lettings • Land & New Homes



Round House Court Hobbs Close, Cheshunt, Waltham Cross, EN8 0BU

**£175,000**

Lanes are pleased to offer this chain free ground floor one bedroom purpose built flat. The property is in need of modernisation but benefits from allocated parking for one car, gas central heating, double glazing and an entry phone system. Call now to view!



Door To

Hallway

Lounge/Kitchen

18'3 x 10'9 (5.56m x 3.28m)

Bedroom

11'3 x 10'8 (3.43m x 3.25m)

Bathroom

Front

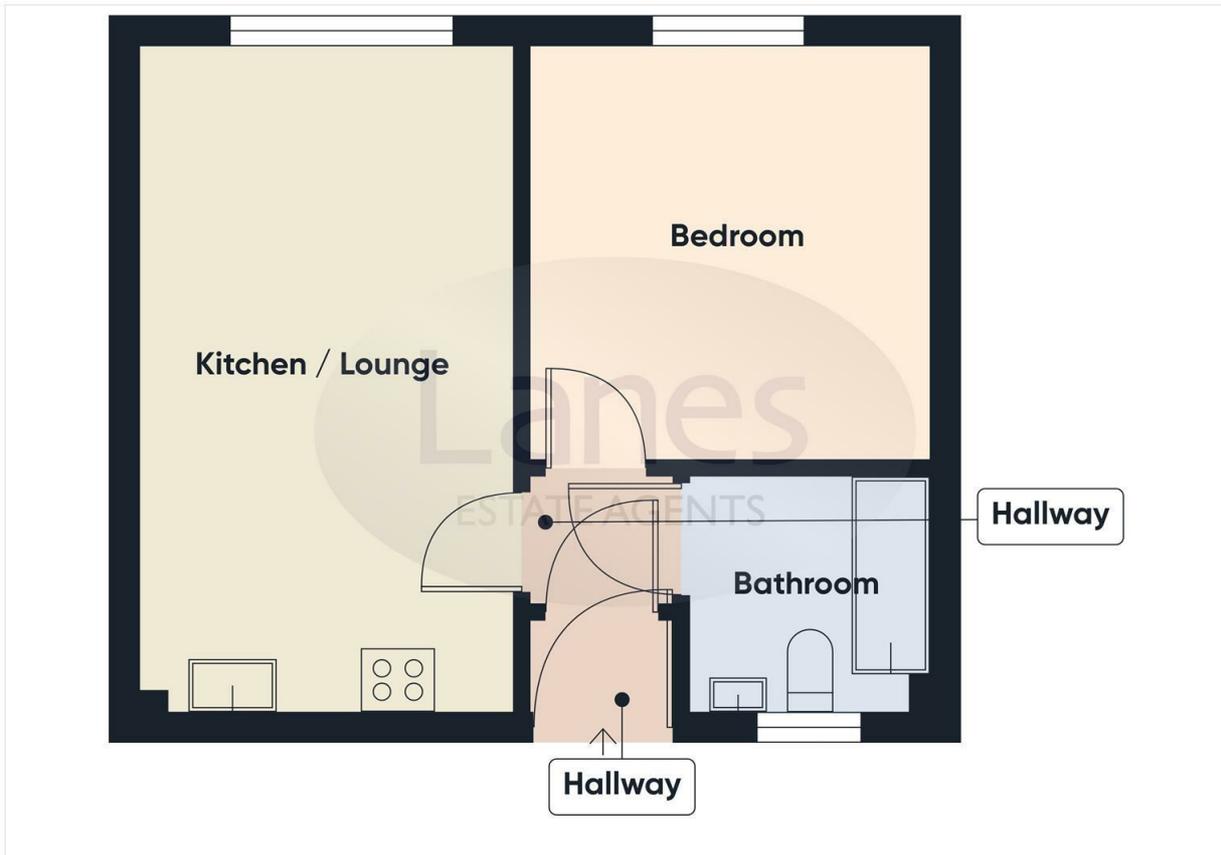
Parking for one car - Solicitors to confirm

Reference

CH6621/PL/19/12/2025 - Cheshunt Estate Agents

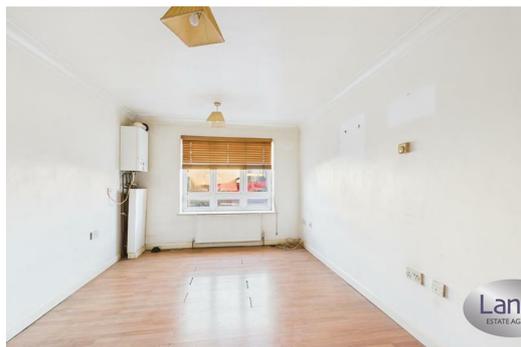
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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