



High Street, EN8 0AQ
Cheshunt





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Kings Group are delighted to present this SPACIOUS ONE BEDROOM APARTMENT WITH ALLOCATED PARKING, BEING SOLD CHAIN FREE !!

This well-presented one-bedroom apartment offers spacious and well-balanced accommodation throughout, making it an ideal first-time purchase or investment opportunity.

Upon entering the property, the entrance hall features stairs rising to the first-floor landing. To the right of the landing is a bright and comfortable lounge, providing an excellent space for relaxing and entertaining. To the left is the generously sized bedroom, benefiting from built-in storage.

Further along the landing, the spacious kitchen/diner is situated to the right, offering ample room for both cooking and dining. Opposite, to the left, is the family bathroom along with a separate WC, adding further practicality to the layout. Additional built-in storage can also be found within the hall area.

Externally, the property benefits from allocated parking and is offered with an impressive 154-year lease remaining, providing long-term peace of mind for prospective buyers.

£200,000



- ONE BEDROOM APARTMENT
- 154 YEAR LEASE REMAINING
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EASY ACCESS TO A10 AND M25

- LEASEHOLD
- CHAIN FREE
- ALLOCATED PARKING
- WALKING DISTANCE TO CHESHUNT STATION
- LARGER THEN AVERAGE

Location

Located near the town centre this property is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in the Town centre not only does it have local shops near by, you will also benefit from being walking distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Cheshunt Centre also offers fantastic commute links, with Cheshunt Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 25 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 154 Year Remaining

Service Charge - £300 Per Annum (Approx)

Ground Rent - £160 Per Annum (Approx)





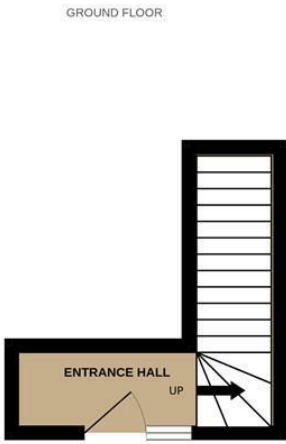
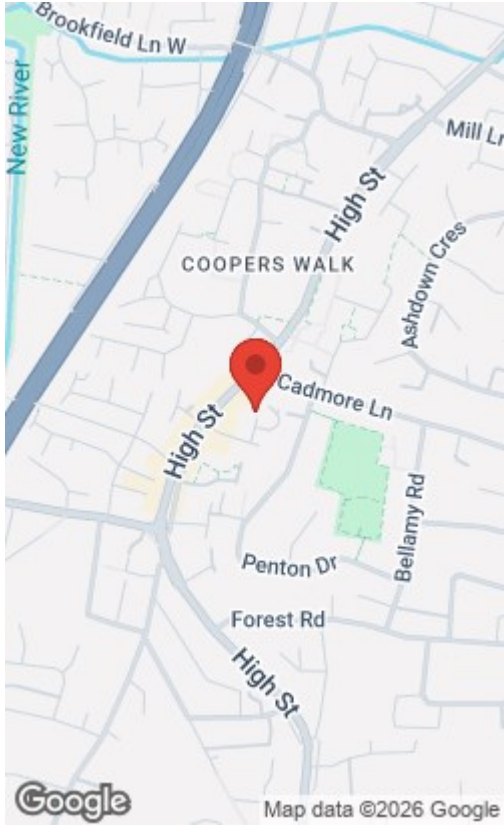
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(81-91) A	
(69-80) C		(69-80)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



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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