



Turners Hill, EN8 9DU
Waltham Cross





kings
GROUP

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Kings Group Cheshunt are delighted to offer this IMMACULATE TWO BEDROOM FIRST FLOOR WITH A PRIVATE BALCONY.

This beautiful property has been well maintained and looked after by the current owner making this the ideal purchase for any first time buyer looking to get onto the property ladder, or any buy to let investor looking to make a great return on their investment as this property requires no work and is ready to move into. This property has a wide range of benefits to offer a new owner, such as having great transport links with the A10 and M25 being accessible in under 5 minutes and with Cheshunt Station being under 1 mile away commuting to London and the surrounding areas is very easy. Ferguson Grove also gains from being located near local shops and amenities with Brookfield Shopping Centre being just 1 mile away, having a wide choice of supermarkets and retail shops to choose from, and with the High Street being just a stones throw away there are also local shops right on your doorstep. With the property being located in the heart of Cheshunt it also benefits from being located near some of the areas most popular primary and secondary schools such as Millbrook School (0.4 miles), Burleigh Primary School (0.2 miles), Goffs Academy (1.1 miles), Goffs Churchgate Academy (0.6 miles) and with many more all within walking distance.

The accommodation comprises of spacious open plan lounge, diner and kitchen, one double bedroom and one large single, modern bathroom, private balcony, allocated parking, UPVC double glazed windows throughout, two storage cupboards and entry phone system. we highly recommend internal viewings on this fantastic home so to arrange an appointment and avoid missing out please contact us on 01992 635 735.

Offers In Excess Of
£260 000



- TWO BEDROOM FIRST FLOOR FLAT
- POTENTIAL TO BUY WITH A BRAND NEW LEASE ON COMPLETION
- IMMACULATE CONDITION
- BEAUTIFUL FAMILY BATHROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES

- LEASEHOLD
- PRIVATE BALCONY
- LARGE OPEN PLAN LOUNGE / DINER
- WALKING DISTANCE TO CHESHUNT STATION
- CLOSE TO POPULAR SCHOOLS

Lounge / Diner / Kitchen 18'8 x 16'4 (5.69m x 4.98m)
UPVC double glazed window to front, laminate flooring in lounge/diner, tiled flooring in kitchen, range of wall and base units, plumbed for washing machine, integrated dishwasher, integrated fridge/freezer, sink and drainer unit, electric oven and hob, chimney style extractor fan, double doors to balcony.

Bedroom One 14'6 x 9'6 (4.42m x 2.90m)
UPVC double glazed window to rear, carpeted, power points.

Bedroom Two 11'5 6'6 (3.48m 1.98m)
UPVC double glazed window to rear, carpeted, power points.

Bathroom 9'5 x 5'6 (2.87m x 1.68m)
Three piece bathroom suite including panel enclosed bath with shower attachment, low level WC, hand wash basin with vanity unit under, tiled walls and floor, extractor fan.

Lease - 88 Years Remaining (Can be Extended subject to offer amount)

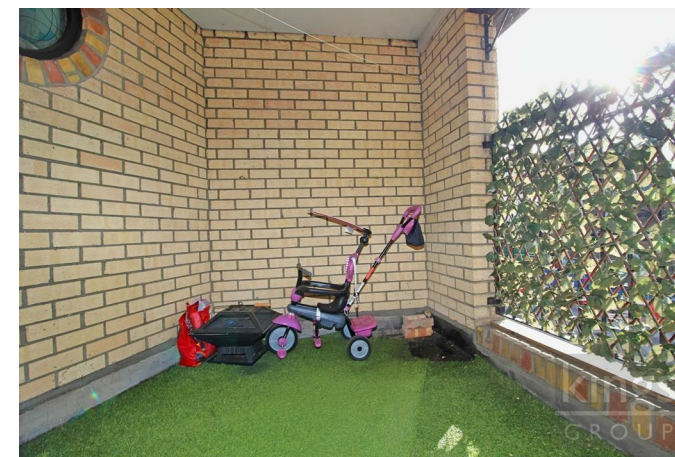
Service Charge - £1800 per annum

Ground Rent - £100 per annum

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

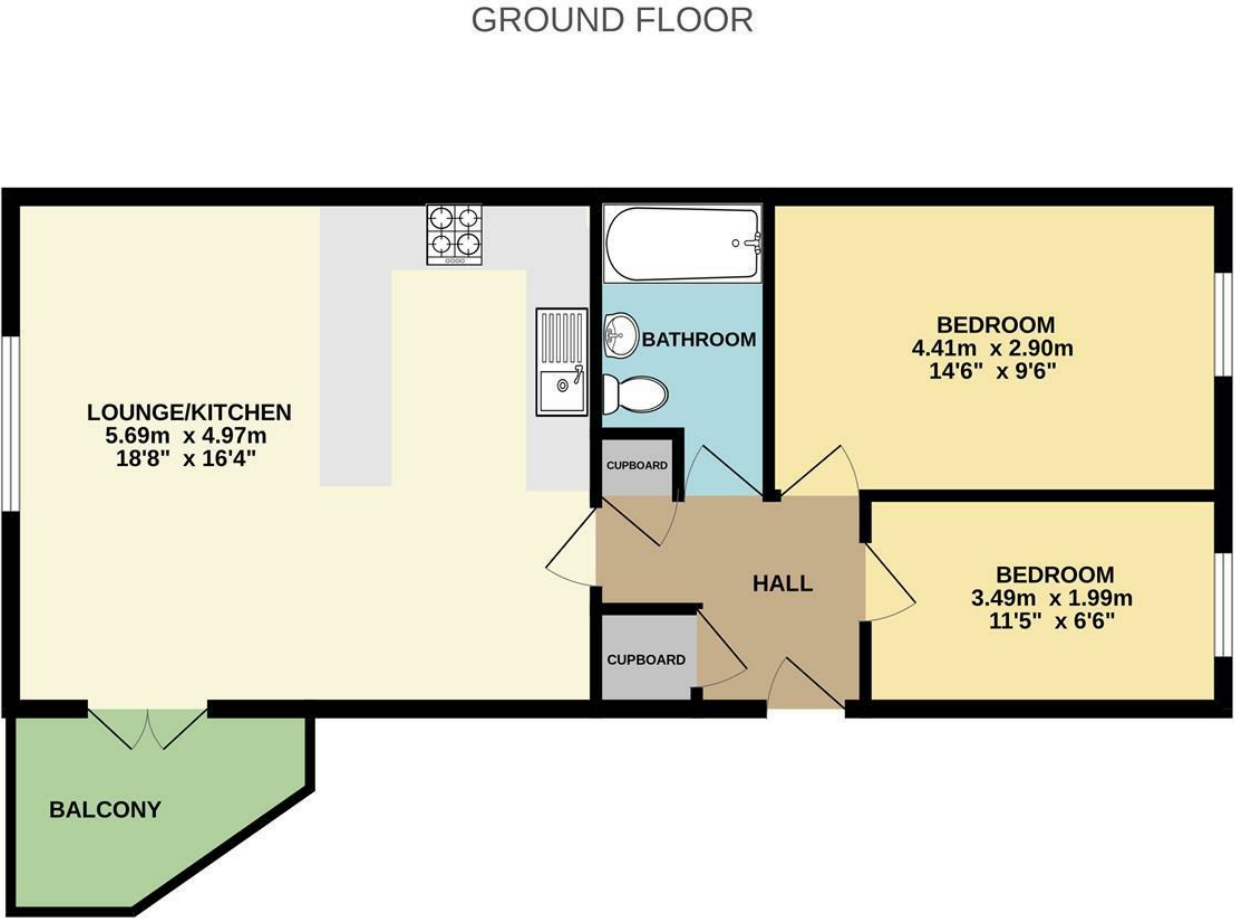


Energy Efficiency Rating

	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	



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.



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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