



Flat 10 Chapman  
Courtyard, EN8 9FD  
Cheshunt





kings  
GROUP

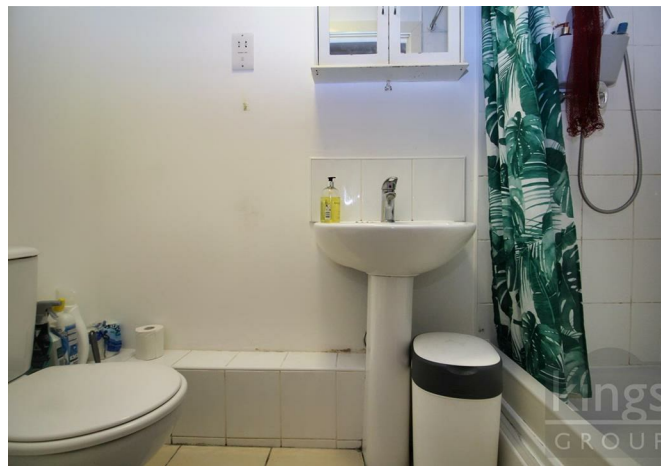
# Flat 10 Chapman Courtyard, EN8 9FD

Kings Group are delighted to offer this BEAUTIFUL TWO BEDROOM GROUND FLOOR FLAT FOR SALE, WITH ITS OWN PRIVATE COURTYARD.

This spacious property is the ideal purchase for any first time buyer looking to buy a ready to move into first property or any investor looking to add a fantastic property to their portfolio and get a great return in their investment. The property has a lot to offer a new owner such as being located right in the centre of Cheshunt, it has fantastic links to Cheshunt Station with the station being under a 10 minute walk away and with access to the A10 and M25 in under 5 minutes access to London and the surrounding areas is very easy. The property also benefits from being located near local shops and amenities with the Old Pond being on the properties door step there is a wide range of supermarkets, restaurants, gyms and local high street shops to choose from, and with Brookfield Shopping Centre being just 0.5 miles away there is also more supermarkets and retail shops on offer very close by. With the property being located in the centre of Cheshunt it also gains from being near some of the areas most popular schools such as Burleigh Primary School (0.3 miles), Goffs Churchgate Academy (0.9 miles) and many more within walking distance.

The accommodation comprises of a large open plan living area with a fully fitted modern kitchen, two spacious bedrooms with an En-Suite in the master bedroom and the family bathroom. The property also has a gated car park and allocated parking, Along with a private courtyard accessed via the hallway of the property.

£270,000



- TWO BEDROOM GROUND FLOOR APARTMENT
- 994 YEAR LEASE
- PRIVATE COURTYARD
- GATED CAR PARK
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS

- LEASEHOLD
- £0 GROUND RENT CHARGE
- EN-SUITE TO MASTER BEDROOM
- ALLOCTAED PARKING
- WALKING DISTACNE TO CHESHUNT STATION

Council Tax Band - D

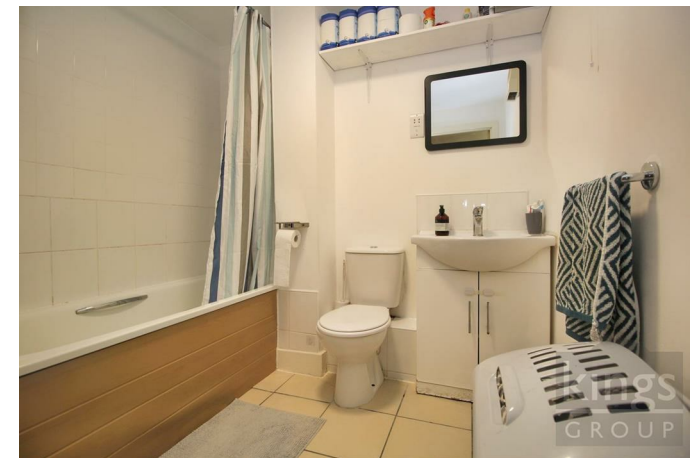
Construction Type - Standard (Brick, Tile)

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

Lease - Approx 994 Years Remaining

Service Charge - Approx £1800 Per Annum

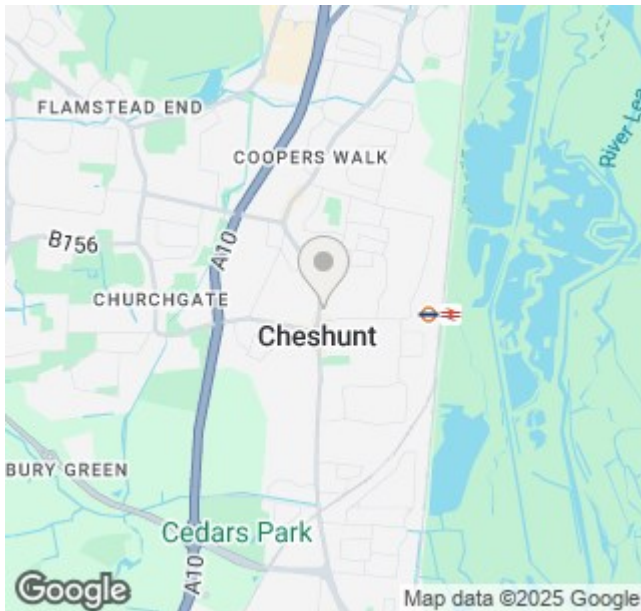
Ground Rent - £0 Per Annum



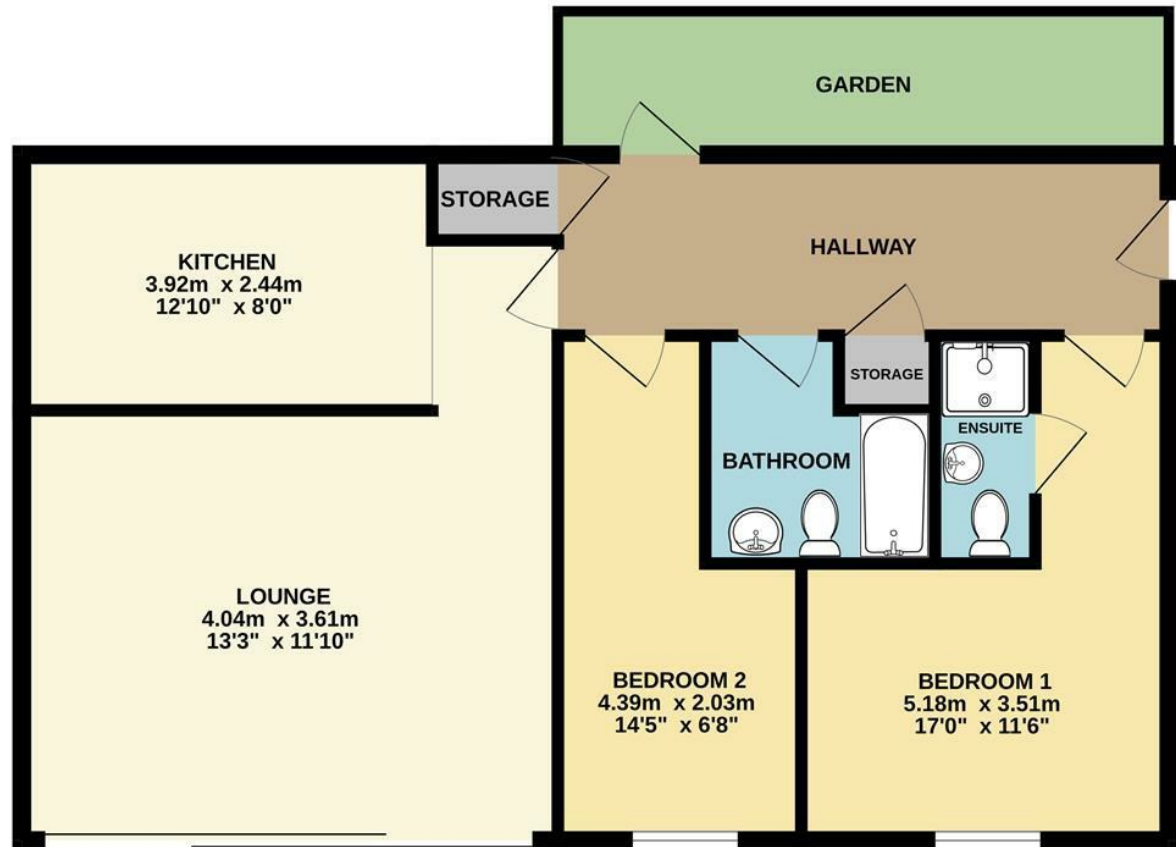


## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 69                         | 79                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



GROUND FLOOR  
71.6 sq.m. (771 sq.ft.) approx.



TOTAL FLOOR AREA : 71.6 sq.m. (771 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are not intended to be used for legal purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and their operation is not guaranteed. 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 working in 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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