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CROSSBROOK
COURT

Crossbrook Street, EN8
8JF
Waltham Cross

kings
GROUP



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Crossbrook Street, EN8 8JF

KINGS GROUP - Cheshunt are pleased to offer this CHAIN FREE, ONE BEDROOM FLAT located on the GROUND FLOOR.

IDEAL FIRST TIME PURCHASE, the property is located in the heart of CHESHUNT and is within WALKING DISTANCE OF THEOBALDS GROVE STATION and conveniently located for access to the A10 / M25 both of which offer good road links to the surrounding areas, as well as being close to local shops and amenities on the High Street.

The accommodation comprises of a SPACIOUS LOUNGE, DOUBLE BEDROOM, kitchen and bathroom. The property also benefits from communal entrance with an intercom and a garage en bloc

Internal viewing is recommended - call us today on 01992 635 735 to book an appointment.

£190,000



- ONE BEDROOM GROUND FLOOR APARTMENT
- SPACIOUS BEDROOM
- SPACIOUS LIVING ROOM
- LEASEHOLD
- WALKING DISTANCE TO THEOBALDS AND CHESHUNT STATION
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYERS
- GARAGE EN-BLOC WITH PARKING IN FRONT
- EAST ACCESS TO A10 AND M25
- CLOSE TO LOCAL SHOPS AND AMENITIES

Location

Crossbrook Court 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 close to 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

Crossbrook Court 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 10 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

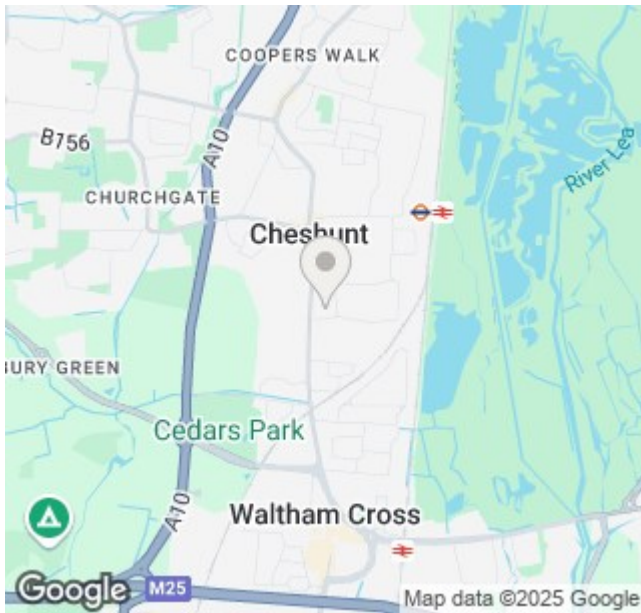
Lease - 86 Years Remaining

Service Charge - Approx £1080 per annum

Ground Rent - Approx £100 per annum

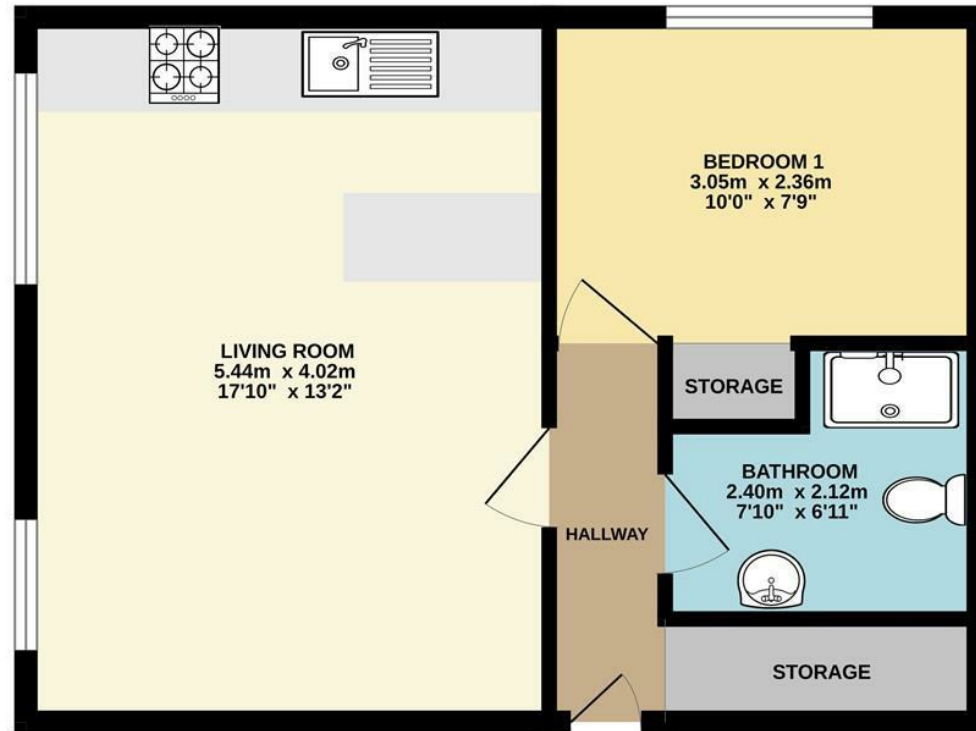
Energy Efficiency Rating

	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.

GROUND FLOOR



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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