



Beeston Drive, EN8
0QS
Waltham Cross





kings
GROUP

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Kings Group Cheshunt are pleased to bring to the market this CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE. BEING SOLD WITH A BRAND NEW EXTENDED LEASE OF 149 YEARS & LOW CHARGES !!!.

The property is located in a quiet Cul-De-Sac in West Cheshunt, EN8 within easy reach of the Brookfield Farm Shopping Centre with its array of shops including Tesco's, Next and Marks and Spencer's. This ideal home for a small family falls within the catchment areas of some of Cheshunt's most sought after schools including Brookland Primary and Millbrook Primary and would make an ideal first time purchase. The accommodation comprises lounge, fitted kitchen, two bedrooms and bathroom. The property benefits from having an approximate 40ft low maintenance rear garden and allocated parking.

The property comprises of a entrance hall, lounge / diner, kitchen, two bedrooms, family bathroom and A PRIVATE REAR GARDEN, there is also an abundance of storage and parking available. The property also comes with a £0 Service Charge and only a £75 per annum ground rent fee, which is unlike most other leasehold properties.

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

£260,000



- *** CHAIN FREE ***
- **GAS CENTRAL HEATING**
- **APPROX 40 FOOT REAR GARDEN**
- **OPEN PLAN LOUNGE/ KITCHEN**
- **ALLOCATED PARKING SPACE**
- **OWN FRONT DOOR**
- **DOUBLE GLAZED WINDOWS**
- **BRAND NEW 149 YEAR LEASE**
- **CLOSE PROXIMITY TO BROOKFIELD SHOPPING CENTER**
- **NO SERVICE CHARGE COST**

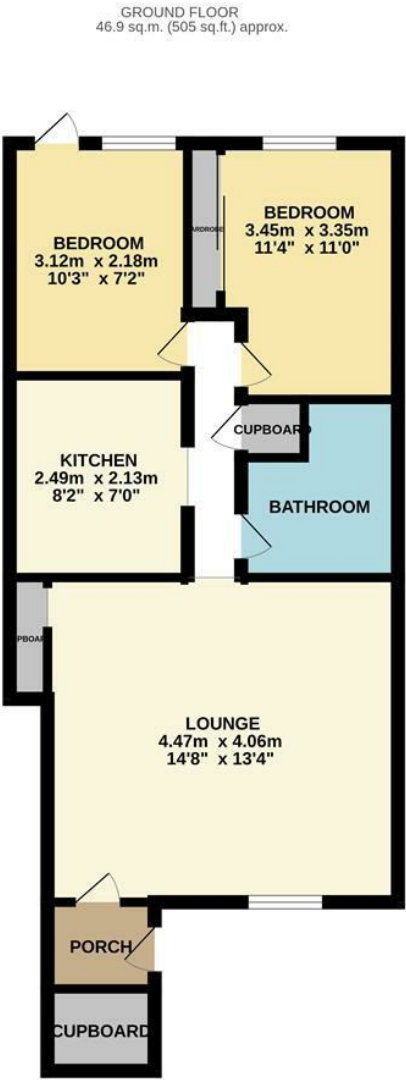


Energy Efficiency Rating

	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.



TOTAL FLOOR AREA: 46.9 sq.m. (505 sq.ft.) approx.
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