



£275,000

Shaw Close, Cheshunt

KI Keith Ian  
KI



## **Shaw Close, Cheshunt, EN8 0HD**

*Keith Ian are pleased to offer this spacious 2 bedroom, ground floor flat. This property is at the end of a 4-block building. Located in the west of Cheshunt, this property is close to Cheshunt Park, Brookfield Farm Shopping Centre, the A10 and the M25 with great links into London. The property is double glazed, has communal parking and a beautifully maintained mature garden with 2 sheds for storage and an outdoor tap.*

*\*\*\* Offered for sale chain free \*\*\**

### **LOUNGE**

12'8 x 12'6

### **KITCHEN**

12'3 x 9'3

### **BEDROOM ONE**

17'0 x 9'5

### **BEROOM TWO**

12'5 x 9'5

### **WET ROOM**

### **ENCLOSED REAR GARDEN**

### **COMMUNAL PARKING**

### **Leasehold Information**

Lease: 85 Years

Service Charge: approx. £890 p.a

Ground Rent: approx. £10 p.a

*This information has been provided by the Vendor please check with your solicitor prior to completion.*

### **What3Words**

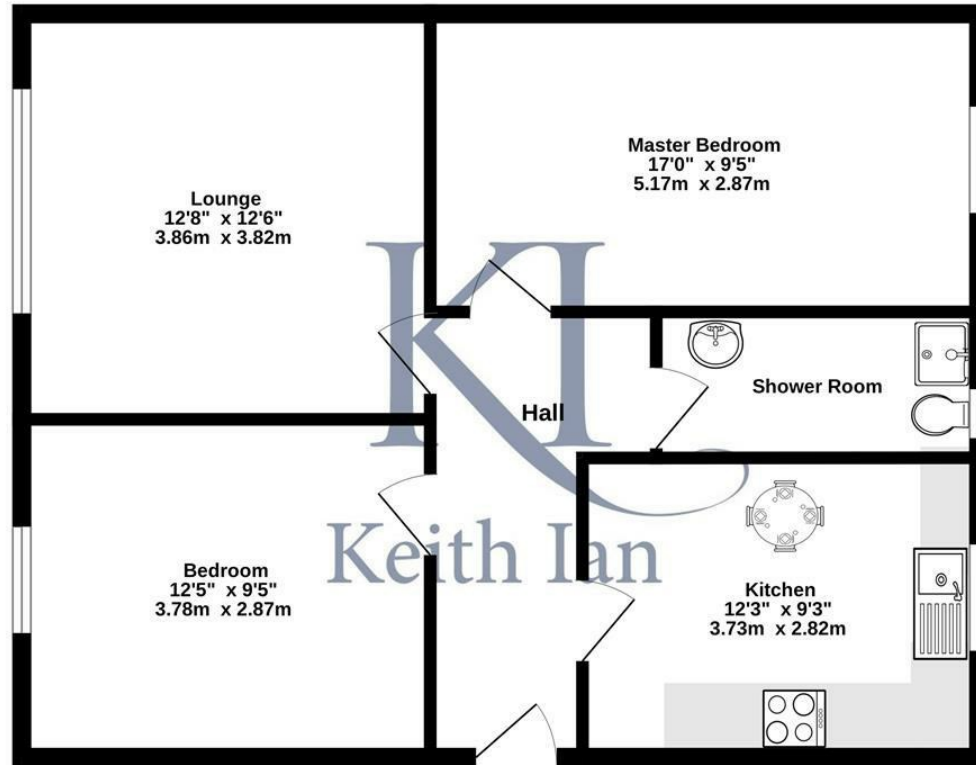
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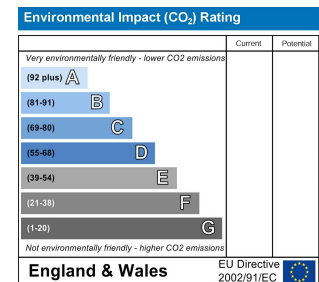
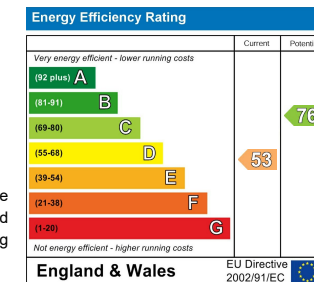
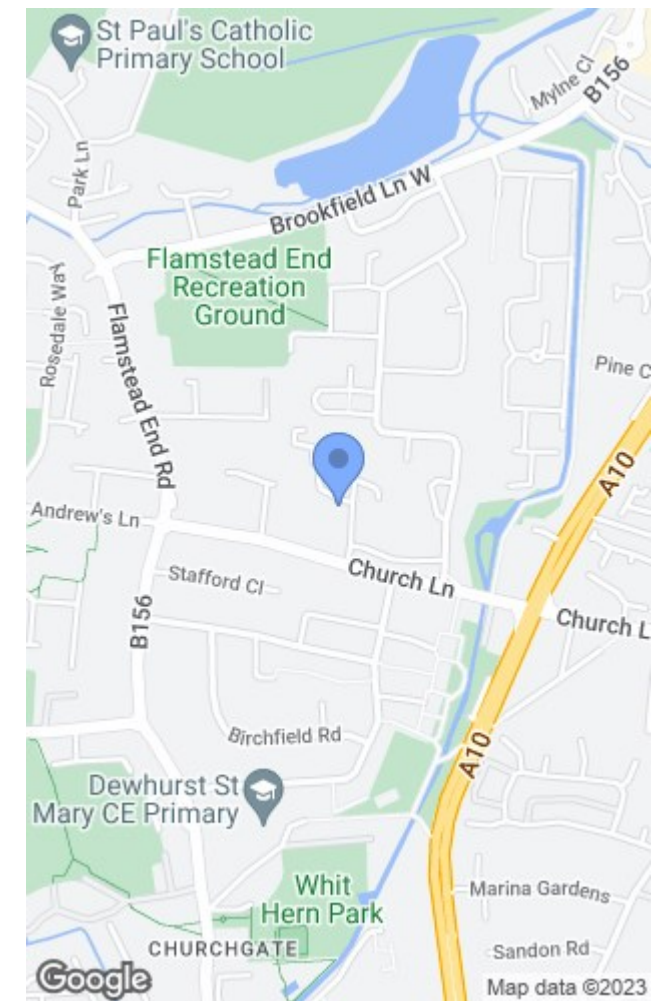


Ground Floor  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.  
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 is given as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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