



£199,995

Turners Hill, Cheshunt

KI

Turners Hill, Cheshunt, EN8 8NW

Keith Ian is pleased to offer this immaculate 1 bedroom, top floor flat in the sought after Deercote Court retirement apartments for the over 60's. This property benefits from gas central heating, full double glazing, a communal lift and a Juliette balcony. Located in the Centre of Cheshunt, this property is close to local amenities, public transport facilities and it is a short walk to Grundy Park. Deercote Court offers coffee mornings, quiz nights, bingo, cards, scrabble, theme evenings and organised outings. Deercote Court also has communal lounge, parking and laundry room, landscaped gardens and a guest suite for any guests to visit and stay over.

AGENTS NOTE: Although the property has a refitted wet room the seller is prepared to adapt the Wetroom to suit the buyer.

Lounge

20'0 x 11'0

Bedroom

12'0 x 13'0

Kitchen

11'0 x 7'0

Wet Room

8'0 x 7'8

What 3 Words

///burns.fonts.kite

Leasehold Information

Length of Lease: 980 years (999 from 2003)

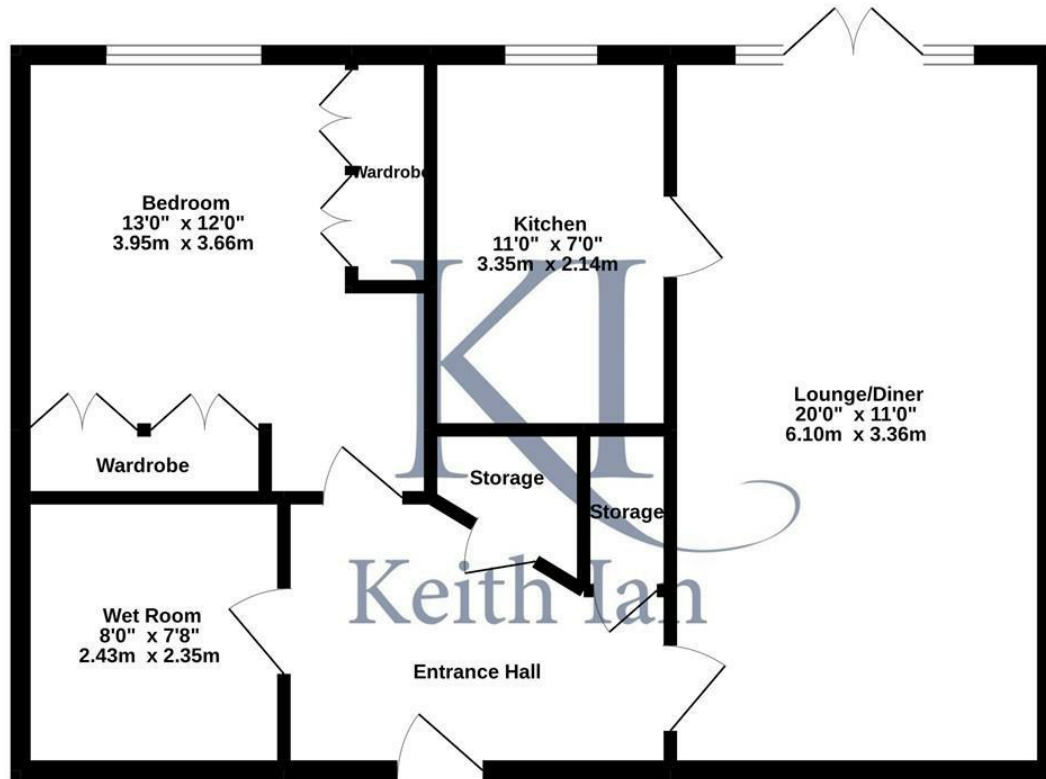
Ground Rent: £310 per annum

Service Charge: £560 pcm





Ground Floor
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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 as to their operability or efficiency can be given.
Made with Metropix ©2022

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/fitings 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 check.



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	
		70	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

T: 01992 640505
cheshunt@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202