



£225,000

Churchgate, Cheshunt

## **Churchgate, Cheshunt, EN8 9ND**

*Keith Ian is delighted to offer this Grade II one bedroom top floor conversion apartment situated on a gated development with allocated parking in an idyllic turning to the West of Cheshunt. The property is presented in excellent decorative order throughout and benefits from a lounge/diner, a refitted kitchen, refitted bathroom/wc, spacious bedroom, ample storage with loft access, gas central heating and a large hallway to incorporate home working if need be. Close proximity to Cheshunt station (for Stratford, London Liverpool Street and Cambridge) Theobalds Grove Station (for Seven Sisters, London Liverpool Street) as well as A10 and M25. Brookfield Farm and Lea Valley Country Park. Early viewing highly recommended.*

### **Lounge**

*13'8 x 13'1 max*

### **Kitchen**

*11'3 x 8'2 max*

### **Bathroom**

*6'8 x 6'3*

### **Bedroom**

*12'11 x 11'3 max*

### **Leasehold Information**

*Length of Lease - 85yr lease approx*

*Service Charge - £458.00 p.a*

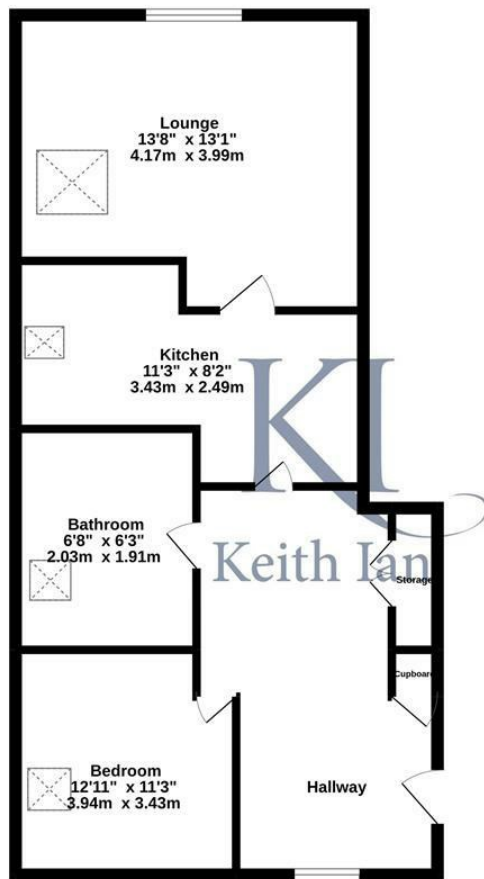
*Ground Rent - £75p.a*

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





Top Floor  
702 sq.ft. (65.2 sq.m.) approx.

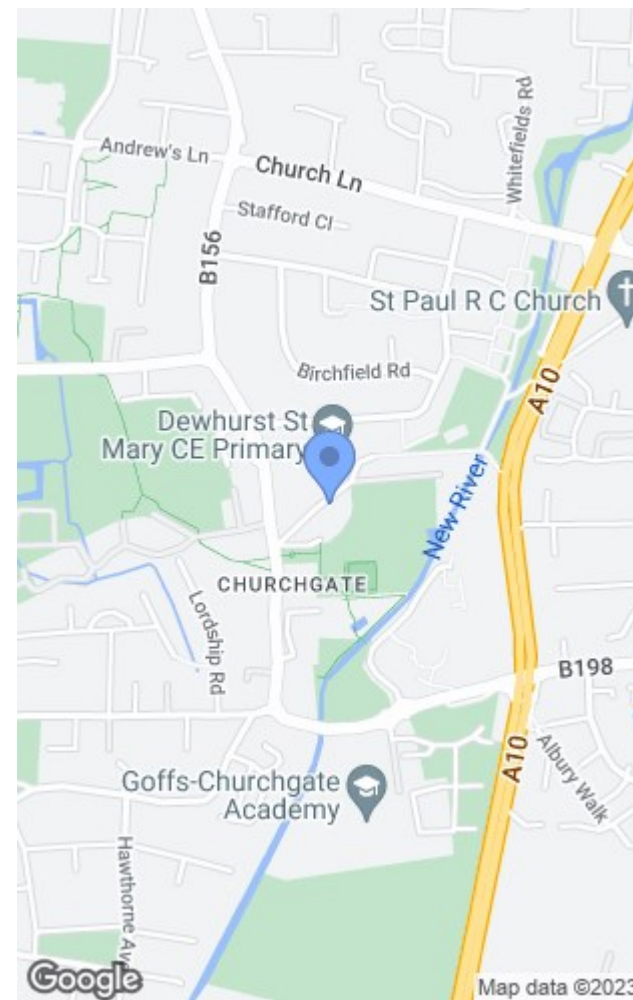


Keith Ian

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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 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/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		68	70
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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