



£260,000

Keith Ian

Cunningham Road, Cheshunt

KI



## **Cunningham Road, Cheshunt, EN8 0LD**

**\*\*\* BUY THIS PROPERTY VIA KEITH IAN AND RECEIVE A BONUS UPON COMPLETION contact us for more information \*\*\***

*Keith Ian are pleased to offer for sale this spacious first floor 2 bedroom maisonette with a LARGE private garden. The property is within walking distance to Cheshunt train station (approx 1.2 miles) and benefits from a LONG LEASE. The property is double glazed throughout and has GAS CENTRAL HEATING. Good schooling is nearby and local Amenities are a short walk away at Cheshunt High street and the Brookfield Centre. Early viewing recommended.*

### **Lounge**

14'0 x 10'5

### **Kitchen**

8'9 x 8'0

### **Bedroom One**

12'0 x 10'6

### **Bedroom Two**

8'9 x 8'0

### **Bathroom**

7'1 x 5'6

### **Large Enclosed Rear Garden**

### **What3Words**

*///beans.wasp.races*

### **Leasehold Information**

*Length of Lease: 102 years*

*Service Charge: £377 p.a*

*Ground Rent: £10 p.a*



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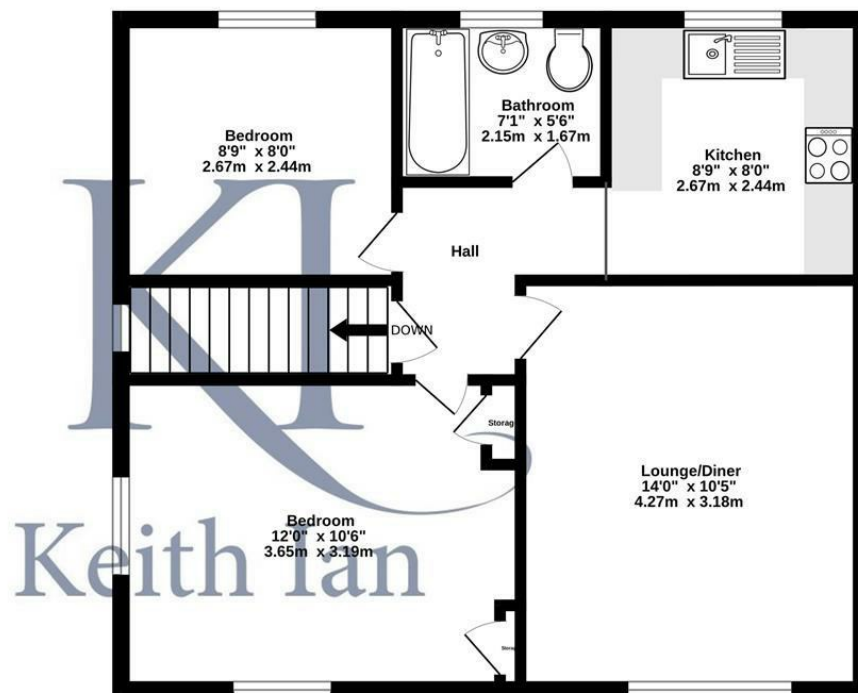
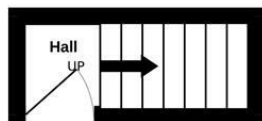


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Ground Floor  
27 sq.ft. (2.5 sq.m.) approx.

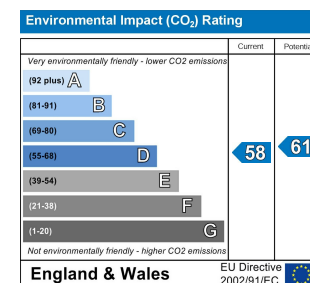
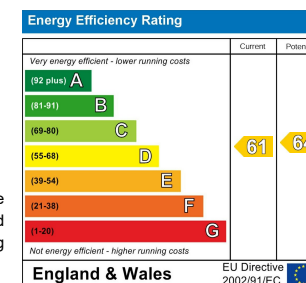
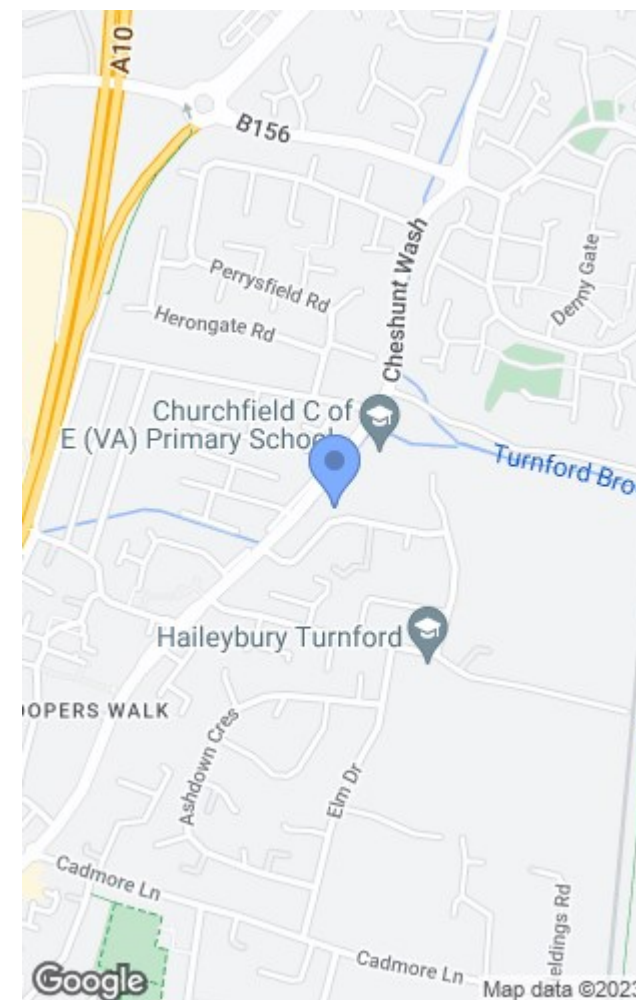
1st Floor  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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