



Michigan Close, Turnford | EN10 6FZ

£108,000 | Leasehold

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SHARED OWNERSHIP 40% - A CHAIN FREE two bedroom GROUND FLOOR APARTMENT WITH OWN GARDEN and PARKING TO FRONT. The property benefits from GAS HEATING, refitted KITCHEN and SUPERB BATHROOM, gas central heating to radiators.







### Entrance Hall

Front door from the outside, radiator, fuse box, window, laminate floor

### Lounge

Laminate floor, radiator, front aspect window, arch to kitchen

### Refitted Kitchen

Refitted with a range of base and eye level units with a single drainer stainless steel sink unit with mixer taps, cupboards below, integrated oven, hob and extractor above, space for fridge freezer, plumbing for washing machine, wood effect work surfaces, tiled splash backs, laminate floor, front aspect window

### Lobby

Radiator, airing cupboard

### Bedroom One

Radiator, window, French door to rear garden

### Bedroom Two

Radiator, window overlooking rear garden

### Bathroom

Comprising panel bath with mixer taps and shower attachment, fully tiled adjacent walls, glass shower screen, pedestal wash hand basin, low level w/c, chrome heated towel rail

### Exterior

#### Rear Garden

30' approx, large area laid to lawn, patio area, rear gate access, fully fenced, west facing

#### Parking

One allocated parking space directly to the front of the property

As this is a Shared Ownership, there is also a monthly rental, payable on the remaining 60% at £564.42.

Lease Remaining	81 Years
Service Charge	£564.42 p/a
Ground Rent	NIL
Council Tax	C
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.