





## Clarendon Road, Cheshunt, EN8 9FB

A BRIGHT and SPACIOUS TWO bedroom flat within easy reach of CHESHUNT STATION and shops and restaurants. Features include LIGHT RECEPTION ROOM with open plan NEWLY RE-FITTED KITCHEN, master bedroom with EN-SUITE shower, FAMILY BATHROOM, gas radiator heating, new carpets, LONG 105 YEAR LEASE and OWN PARKING SPACE.

### Key features

- Close to Station
- Two Bathrooms
- Newly Refitted Open Plan Kitchen
- Long 105 Year Lease
- Two Bed First Floor Flat
- Lounge
- Gas Radiator Heating
- Secure Parking Space

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

C

Local Authority

Broxbourne Borough Council

Lease Length

105 Years

Annual Service Charge & Ground Rent

SC - £ 1,624.92      GR - £150



**Paul Wallace Estate Agents**  
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Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.