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Welsummer Way, West Cheshunt | EN8 0UG

£259,995 | Leasehold

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CHAIN FREE WITH DIRECT ACCESS TO GARDENS This TWO BEDROOM GROUND FLOOR APARTMENT is situated within walking distance of the Brookfield Shopping Centre and has a SUPERB KITCHEN and BATHROOM / W.C. and also benefits from double glazed windows and WALK-IN DRESSING ROOM, allocated parking.



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Entrance

Communal entrance to own front door

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

Entrance Hall

Front door from communal hallway, wood veneer flooring, storage cupboard

Lounge

French doors at rear opening to communal gardens, storage heater, tv point, wall light point, door to kitchen

Kitchen

Window to rear, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, electric cooker point, fitted extractor hood, space for fridge freezer, plumbing for washing machine

Bedroom One

Window to front, slimline heater, arch to dressing room, open plan wardrobes to one wall, vanity wash hand basin with cupboard below and mixer taps

Bedroom Two

Window to front, built in mirrored fronted wardrobes, slimline heater

Bathroom/WC

Fitted with a white suite comprising low flush w/c, pedestal wash hand basin with mixer taps, panel enclosed bath with mixer taps and shower above, fully tiled walls, extractor fan, airing cupboard

Exterior

Allocated parking space provided, large gardens to rear laid to lawn with flower and shrub beds



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other internal features are approximate and no guarantee is given as to their accuracy. This plan is for illustrative purposes only and should not 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 Mezzo 2022

Lease Remaining
Service Charge
Ground Rent
Council Tax
EPC Rating

91 years
£1824 per year
£0
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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.