



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.





Entrance

Communal entrance to own front door

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

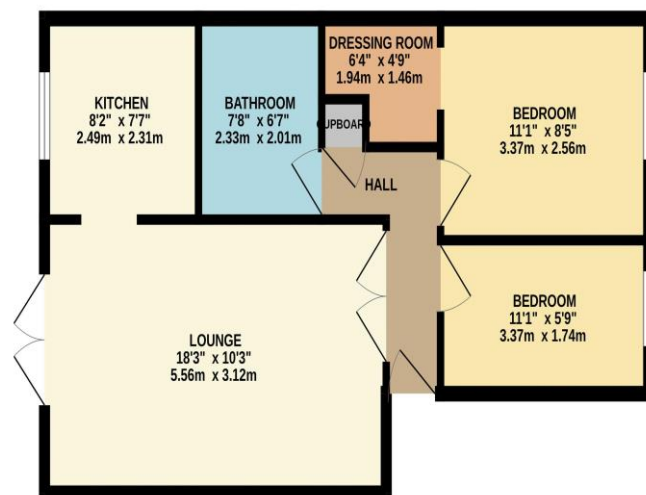
Bathroom/WC

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

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



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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The 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 is given as to their operability or efficiency can be given.
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Lease Remaining	91 years
Service Charge	£1824 per year
Ground Rent	£0
Council Tax	C
EPC Rating	D

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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.