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Galloway Close, Turnford | EN10 6BU

£175,000 | Leasehold

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\*\*\* CHAIN FREE \*\*\* ONE BEDROOM ground floor flat benefitting from a LONG LEASE. GOOD CONDITION throughout with ALLOCATED PARKING PROVIDED.



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## Communal Entrance Hallway

Own front door to entrance hall

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

## Entrance Hall

Storage cupboard, doors off

## Lounge

Windows to front and side, tv point, coved ceiling, storage heater, storage cupboard, door to kitchen

## Kitchen

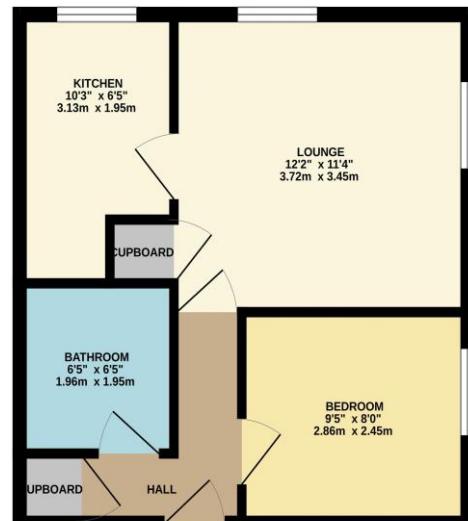
Window to front, fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, built in oven hob and extractor hood, plumbing for washing machine, tiled splashbacks

## Bedroom

Window to side, storage heater, tv point, fitted mirror fronted wardrobes

## Bathroom/WC

Fitted with a three piece suite comprising low flush wc, pedestal wash hand basin, panel enclosed bath with separate shower above, ceramic tiled floor, extensive tiled walls



## Exterior

Communal gardens surround the property

## Parking

Allocated parking space and casual parking available

TOTAL FLOOR AREA: 360 sq.ft. (33.4 sq.m.) approx.  
While 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 inaccuracy. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers should make their own investigations.

Lease Remaining	125 from 2016
Service Charge	
Ground Rent	
Council Tax	B
EPC Rating	E

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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.