



Huron Road, Turnford | EN10 6FT

£259,995 | Leasehold

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CHAIN FREE & RECENTLY RE-FURBISHED TWO BEDROOM first floor flat with EN-SUITE TO MASTER. FULLY FITTED KITCHEN with SECURITY ENTRY SYSTEM and double glazed windows, GAS CENTRAL HEATING, Juliet balcony, allocated parking.





Entrance Hall

Own front door from the communal entrance, airing cupboard with central heating boiler, radiator

Lounge

French doors at rear with Juliette balcony, two radiators, tv point, opening to kitchen

Kitchen

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, radiator, integrated dishwasher, washing machine, fridge fridge freezer, oven hob and extractor

Bedroom One

Window to rear, radiator, built in wardrobes

En-Suite

Fitted with a suite comprising low flush w/c, pedestal wash hand basin, double shower cubicle, radiator, window to rear

Bedroom Two

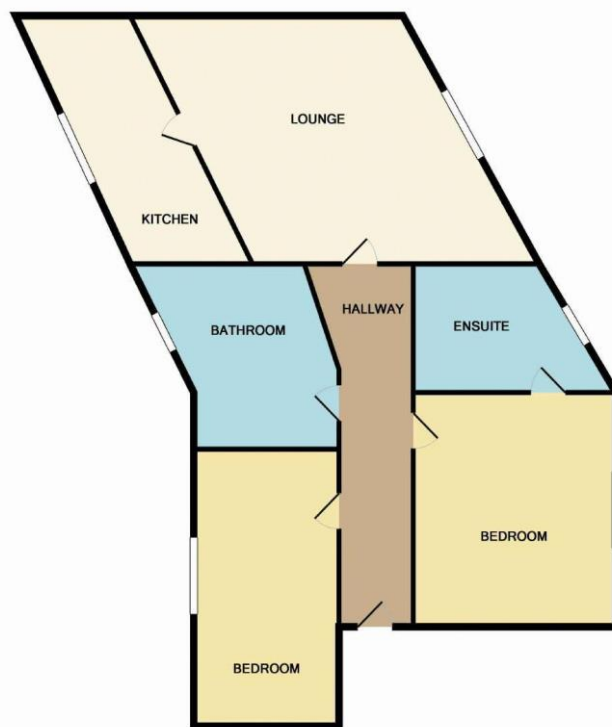
Window to rear, radiator

Bathroom/WC

Fitted with a suite comprising panel bath with mixer taps and shower attachment, low flush w/c, pedestal wash hand basin, tiled splash backs, radiator, window

Exterior

Allocated parking space provided



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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 as to their operability or efficiency can be given.
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Lease Remaining	132 years
Service Charge	£1101.67
Ground Rent	£85.02
Council Tax	C
EPC Rating	B

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



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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.