



## 2 bed apartment to buy in EN8

Turners Hill, Cheshunt, Waltham Cross,  
EN8 8LA

**£225,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Ideal Investment Opportunity - Offered with Tenants in Situ
- ✓ Walking Distance to both Theobalds & Cheshunt BR Stations
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £225,000

An excellent opportunity to acquire this well-presented two-bedroom first floor maisonette, ideally situated on the ever-popular Turners Hill in Cheshunt and being offered with the tenants in situ.

Benefitting from approximately 115 years remaining on the lease, the property offers bright and spacious accommodation throughout, including a modern open-plan lounge/kitchen, two generously proportioned bedrooms, a well-appointed bathroom, and the added benefit of access to a large loft, providing excellent storage space.

Externally, the property enjoys the added advantage of off-street parking to the rear, providing convenient and secure parking.

Ideally positioned within walking distance of Cheshunt, Theobalds Grove and Waltham Cross BR stations, the property offers excellent transport links into London, while a variety of local shops, amenities and schools are all close by.

An attractive investment opportunity, the property has the potential to achieve a rental income in the region of £1,500 PCM, making it an ideal addition to any buy-to-let portfolio.

Early viewing is highly recommended.

Kitchen/Lounge/Diner - 4.65m x 3.55m

Bedroom - 3.60m x 2.95m

Bedroom - 3.00m x 3.61m

Bathroom - 1.25m x 1.80m

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £300.00

Price: Starting Bid £225,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

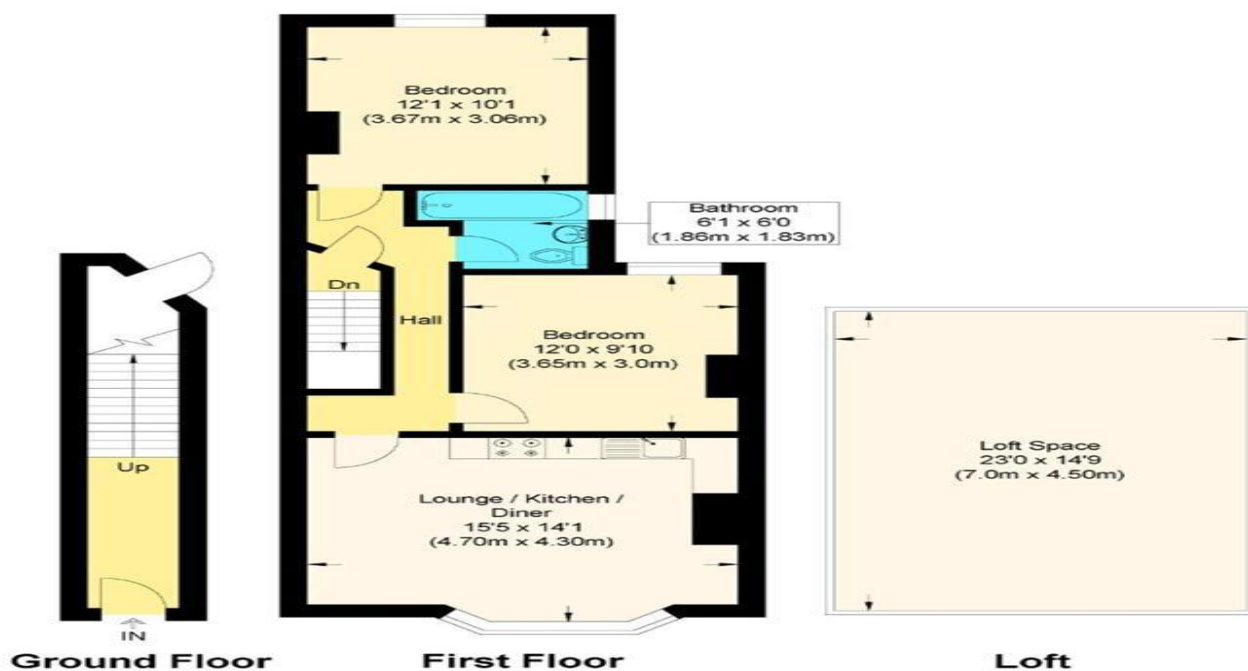
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



**Turners Hill, Cheshunt, EN8 8LA**  
 Approximate Gross Internal Floor Area : 62.30 sq m / 670.59 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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