

# HUNTERS®

HERE TO GET *you* THERE



## Flamstead End Road

Cheshunt, Waltham Cross, EN8 0HR

Asking Price £219,995



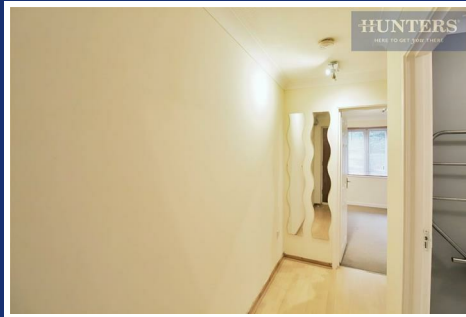
Council Tax: C



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## Entrance Hall

Entry phone, coved ceiling, wall mounted electric heater and doors to: -

## Living Room

14'3" x 9'7" (4.34m x 2.92m)

Double glazed window to rear, wall mounted storage heater, laminate flooring, coved ceiling, airing cupboard, TV aerial point and opening to: -

## Kitchen

8'1" x 6'7" (2.46m x 2.01m)

Double glazed window to side and fitted with a range of wall and base unit with roll top work surface over, incorporating stainless steel sink with mixer taps, coved ceiling, vinyl flooring, tiled splash backs, cooker point, plumbing for washing machine, space for fridge / freezer and cooker point.

## Bedroom

11'2" x 9'7" (3.40m x 2.92m)

Double glazed window to front, wall mounted storage heater and coved ceiling;

## Bathroom

Fitted with a three piece suite comprising low flush w.c., pedestal wash hand basin with mixer taps, panel enclosed bath with shower over, coved ceiling, tiled splash backs and flooring, dimplex heater and extractor fan.

## Outside

Well maintained communal grounds surround the property.

Allocated parking space provided.

## Agents Note

We are advised by the vendor of the following;

Current lease is 153 Years with no ground rent to pay

Maintenance and service charges are £1350 per annum approximately

Currently Tenanted at a rent of £1075pcm

## Mortgage Advice

Through our associated mortgage broker The Finance Family we can offer clear, impartial advice from the whole of the mortgage market.

Our dedicated advisor can help with all types of mortgages & financial services such as;

- First time buyers
- Re-mortgages
- Buy to Let
- Life Assurance & Protection

Please feel free to contact us for further details.

Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. The Finance Family are directly authorised and regulated by the Financial Conduct Authority FCA No. 813073

- ONE DOUBLE BEDROOM
- CHAIN FREE
- MODERN FITTED KITCHEN
- ALLOCATED PARKING
- EXTENDED LEASE

- GROUND FLOOR FLAT
- GREAT LOCATION
- THREE PIECE BATHROOM
- NO UPWARD CHAIN
- BUY TO LET YIELD 5%



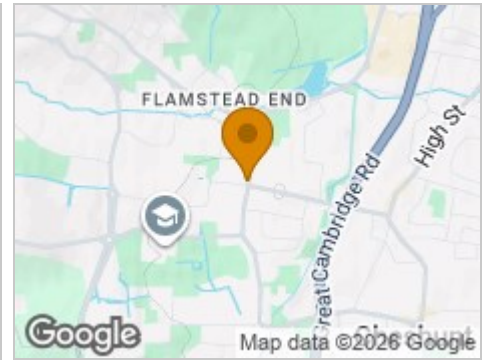
## Road Map



## Hybrid Map



## Terrain Map



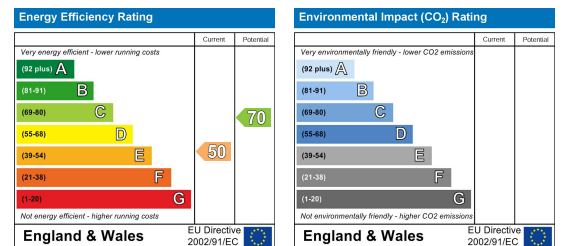
## Floor Plan



## Viewing

Please contact our Hunters Stanstead Abbots Office on 01920 872500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.