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**12 Markwick Avenue, Cheshunt, EN8 9FP**

**£319,995**

Lanes are pleased to present in our opinion this TWO BEDROOM top floor APARTMENT. The property was built in 2017 and is located within a PRIVATE ESTATE offering easy access to BROOKFIELD FARM Retail Park and CHESHUNT RAIL STATION. The property has been finished to a high specification and features include TWO ALLOCATED PARKING SPACES located in its own private car park, HIGH CEILINGS, open plan Living Room, Juliette balcony and Kitchen, EN-Suite to master bedroom and more. Within easy reach of The New River and the beautiful Whit Heron Park, you are just a 3-minutes away from so wonderful walks

Call now to avoid disappointment.



**Hallway**

Doors leading to all rooms

**Open Plan Living Area**

14'9 x 17'10 (narrowing to 15'5") (4.50m x 5.44m )  
Comprising of Lounge/Diner and Kitchen Area.

**Kitchen Area**

Open aspect. Eye and base level units with worksurfaces. Integrated fridge/freezer, cooker and hob with extractor hood.

**Bedroom One**

14'9" x 9'4" (4.50m x 2.84m)  
Juliette balcony with fitted wardrobe and door to En-Suite.

**En-Suite**

Shower cubicle with shower over, concealed WC with hand basin and heated towel rail.

**Bedroom Two**

12'4" x 10'2" (narrowing to 8') (3.76m x 3.10m)  
(narrowing to 2.44m)  
Window to side aspect

**Bathroom**

Panel enclosed bath with shower over, concealed WC with hand basin and heated towel rail. Frosted window to side aspect.

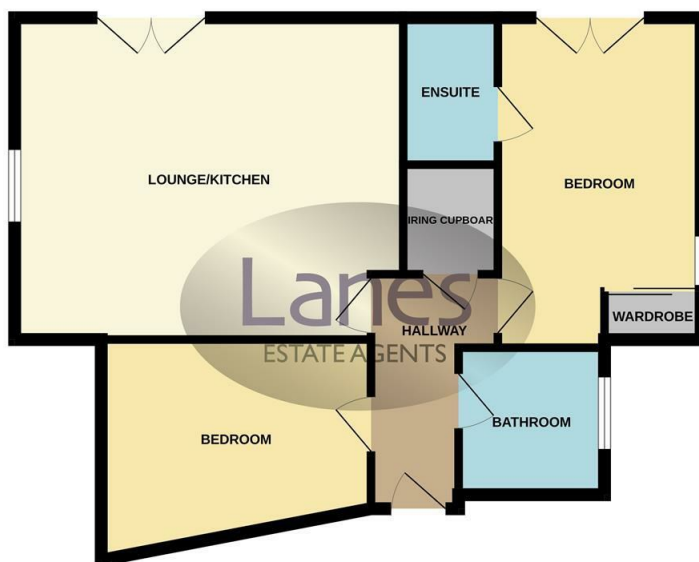
**REFERENCE**

CH6509 LANES CHESHUNT ESTATE AGENTS

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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>83</b>               | <b>83</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropix C0024.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

