

Lanes

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Flat 4, Sir John Cohen Court Lea Valley View North, Cheshunt, EN8 9FU

£345,000

Welcome to this charming two-bedroom apartment located in the heart of Cheshunt. This lovely flat boasts a spacious open plan living area, two good sized bedrooms, and a private terrace that overlooks beautiful communal gardens.

Situated within walking distance to Cheshunt train station, commuting will be a breeze for the new owners of this property. Additionally, being close to Cheshunt's town centre, The Old Pond, this means that all amenities are conveniently within reach.

One of the standout features of this apartment is the allocated parking space, ensuring that parking will never be a hassle for residents. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a comfortable and convenient living space.

Don't miss the opportunity to make this apartment your new home, sweet home. Contact us today to arrange a viewing and envision yourself living in this delightful property.



Hallway

Two storage cupboards and doors to all rooms.

Open Plan Living Area

20'2" x 11'9" (narrowing to 10'10") (6.15m x 3.58m (narrowing to 3.30m))

Open plan to Kitchen area, window and door to Terrace.

Kitchen Area

Newly fitted kitchen. Eye and base level units with worksurfaces throughout. Integrated appliances.

Bedroom One

13'3 x 11'7" (4.04m x 3.53m)

Window and door to En-Suite.

En-Suite

Shower cubicle, hand basin and concealed WC.

Bedroom Two

13'3 x 8'3 (4.04m x 2.51m)

Window

Bathroom

7' x 6'7" (2.13m x 2.01m)

Panel enclosed bath with shower over, hand basin and concealed WC.

Terrace

Private area.

Parking

1 Allocated Parking Space

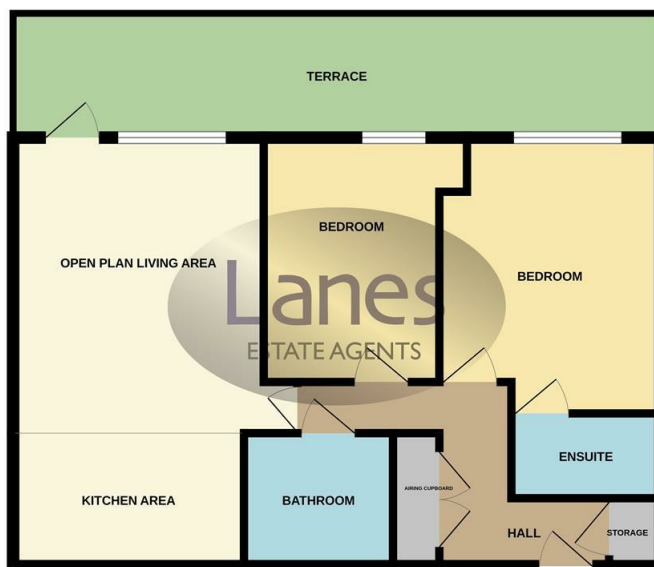
REFERENCE

CH6525 EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

FIRST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 operation or efficiency, is given. Made with Metropix i2024

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.

