



Estate Agents • Lettings • Land & New Homes



22 Heaton Court High Street, Cheshunt, EN8 0AD

£230,000

Lanes Estate Agents are now in receipt of an offer for the sum of £227,000 for 22 Heaton Court, High street, Cheshunt EN8 0AD. Anyone wishing to place an offer on this property should contact Lanes Estate Agents, 17 College Road, Cheshunt EN8 9LS on 01992 620101 before exchange of contracts.

This two bedroom first floor purpose built flat in need of modernisation. The property benefits from gated communal parking, part double glazing and electric heating. The property is within easy reach of shops, schools, A10 Road network and Cheshunt Rail Station. Offered chain free. Call now to view!



Door To

Hallway

Lounge

11'7 x 10'11 (3.53m x 3.33m)

Kitchen

13'4 x 7'11 (4.06m x 2.41m)

Bedroom

10'11 x 11'10 (3.33m x 3.61m)

Bedroom

9'7 x 8'10 (2.92m x 2.69m)

Bathroom

Exterior

Communal grounds

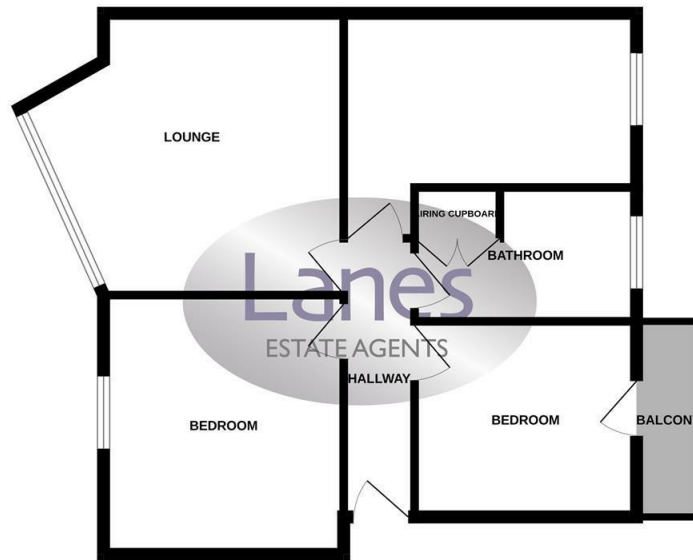
Reference

CH6521/PL/PI/PL/11/11/2024 - Cheshunt Estate Agents

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 78 |
| (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 | | | 78 |
| (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 | |

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-measurement. 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 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.



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