



Estate Agents • Lettings • Land & New Homes



21 Hamburgh Court, Cheshunt, EN8 0UL

**£260,000**

Welcome to this charming two-bedroom flat located in the desirable Hamburgh Court, Cheshunt. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the flat, you are greeted by a welcoming Lounge/Diner that provides a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

The property features a modern bathroom, designed for both functionality and style, ensuring your daily routines are met with ease. The long lease adds an extra layer of security, making this flat a sound investment for the future.



**Entrance Hall**

Entry phone system, loft access and doors to all rooms

**Lounge/Diner**

18'2" x 10'4" not inclusive of bay window (5.54m x 3.15m not inclusive of bay window)

Spacious Lounge/Diner with bay window and door to Kitchen

**Kitchen**

8'2" x 7'6" (2.49m x 2.29m)

Eye and base level units, fitted oven and hob, sink with drainer, space for fridge/freezer and washer/dryer, window to rear aspect.

**Bedroom One**

11'1" x 8'6" (3.38m x 2.59m)

Window to front aspect and access to Dressing Area

**Dressing Area**

Fitted cupboard and hand basin.

**Bedroom Two**

8'9" x 5'9" (2.67m x 1.75m)

Fitted wardrobe and window to front aspect.

**Bathroom**

Panel enclosed bath with shower over, closed couple wc and hand basin.

**Parking**

1 Allocated Parking Space

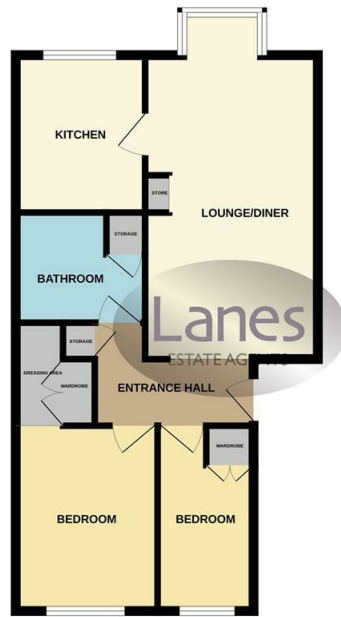
**REFERENCE**

CH6527, PL/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any 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 is given. Measurements are approximate and are only intended to provide a guide. Made with Metropack iCADA

**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.

