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# 124 Sir John Cohen Court Lea Valley View North, Cheshunt, EN8 9GB

**£162,000**

\*SHARED OWNERSHIP-45% SHARE\*

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, en-suite and a private balcony.

Situated within walking distance to Cheshunt train station, commuting to London 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. Nature lovers will appreciate being on the doorstep of the stunning Lee Valley Regional Park, perfect for outdoor activities.

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.



### Hallway

Two storage cupboards and doors to all rooms.

### Open Plan Living Area

20'8" x 14'2" (narrowing to 12'2") (6.30m x 4.32m (narrowing to 3.71m))

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

### Kitchen Area

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

### Bedroom One

11'6" x 11'1" (3.51m x 3.38m)

Window and door to En-Suite.

### En-Suite

Shower cubicle, hand basin and concealed WC.

### Bedroom Two

13'2" x 10" (4.01m x 3.05m)

Window.

### Bathroom

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

### Balcony

### Parking

1 Allocated Parking Space

### REFERENCE

CH6547 EB/EB/PL 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>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>	<b>86</b>

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		



#### 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.

