



17 Byron Court Flamstead End Road, Cheshunt, Waltham Cross, EN8 0HU

£190,000



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Lanes are pleased to present this One bedroom second floor apartment located in 'West Cheshunt'. The property will have a NEW LEASE on completion and has benefits to include video entry phone system, allocated parking, and more. This property is ideal as a first time buy or for an investment. Call now to book your appointment.



### Hallway

Video entry phone system, airing cupboard, doors leading to lounge, kitchen and bathroom.

### Lounge

17'4" x 10'7" (5.28m x 3.23m)

Double glazed window to front aspect, electric heater and door leading to bedroom.

### Bedroom

11'7" (to fitted wardrobe) x 7'4" (3.53m (to fitted wardrobe) x 2.24m)

Double glazed window to side aspect, fitted wardrobes and electric heater.

### Kitchen

9'7" x 6'7" (2.92m x 2.01m)

Double glazed window to side aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, freestanding cooker, part tiled walls, space for washing machine and fridge/freezer.

### Bathroom

Panel enclosed bath with mixer tap and wall mounted shower, pedestal wash hand basin with pillar taps, low flush W.C and tiled walls.

### Reference

CH6340/AX/AX/AX/230323 - CHESHUNT ESTATE AGENT





421 sq.ft. (39.1 sq.m.) approx.

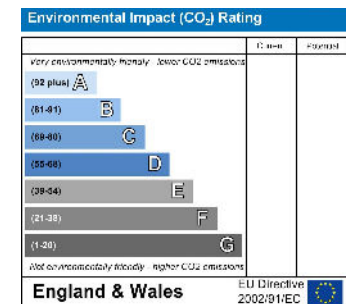
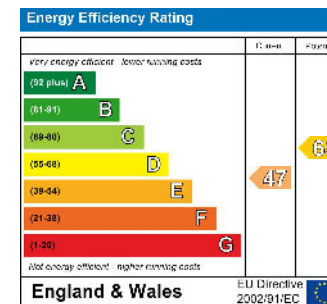


TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.

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, 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.  
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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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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