



71 King Arthur Court, Cheshont, Waltham Cross, EN8 8EH

£270,000



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BRAND NEW LEASE ON COMPLETION

Located just minutes away from Cheshunt's Town Centre, 'The Old Pond', which has an array of shops, cafes and eateries, is this 2 bedroom ground floor flat in King Arthur Court. The flat comprises of 2 bedrooms, spacious Lounge/Diner, Kitchen, Bathroom and access to private garden. In addition to this, the property also benefits from being situated in a quiet cul-de-sac with ample parking and is only 0.6 miles away from 'Cheshunt Train Station' with direct links into London.

Furthermore, this home also has the added incentive of being sold CHAIN FREE.

Call Now, Keys Held.



### **Entrance Hall**

Doors leading to all rooms and storage cupboard.

### **Lounge/Diner**

16'(narrowing to 14') x 12'(narrowing to 11') (4.88m(narrowing to 4.27m) x 3.66m(narrowing to 3.3)

Sliding door to private patio area and door to Kitchen.

### **Kitchen**

11' x 6' (3.35m x 1.83m)

Eye and base level units with worksurfaces throughout, space for appliances and window to rear aspect.

### **Bathroom**

Panel enclosed bath with shower over, vanity hand basin and airing cupboard.

### **Bedroom One**

15' x 8' (4.57m x 2.44m)

Fitted wardrobes and window to front aspect.

### **Bedroom Two**

11' x 6' (3.35m x 1.83m)

Cupboard and window to front aspect.

### **Garden Area**

Private patio area direct access from Lounge.

### **REFERENCE**

LANES CHESHUNT ESTATE AGENTS





GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

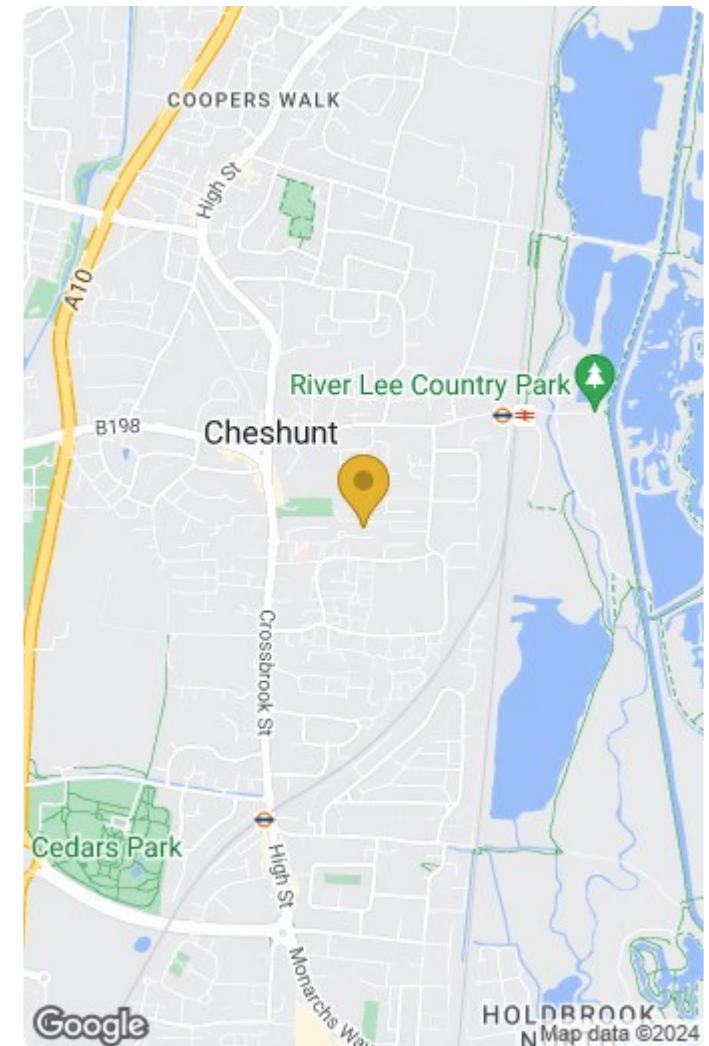


TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

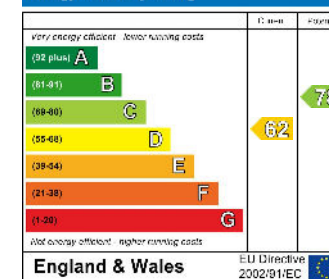
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

