

Lanes

ESTATE AGENTS

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6 Claire Court Springfield Road, , EN8 8TD

£275,000

Situated just moments away from 'Theobalds Grove Train Station' is this two bedroom ground floor flat in 'Claire Court'. The property comprises of two bedrooms, spacious lounge/diner, modern fitted kitchen, shower room, utility cupboard and direct access to communal garden.

'Claire Court' is placed in a quiet cul-de-sac with plenty of parking for residents as well as having a garage en-bloc.

The property is being sold CHAIN FREE and has a LONG LEASE.

Call Now!



Hallway
Doors leading to all rooms

Lounge/Diner
18' x 9' (5.49m x 2.74m)
Access to Kitchen and sliding door to garden area.

Kitchen
8' x 6' (2.44m x 1.83m)
Eye and base level units with worksurfaces throughout, hob with extractor unit, space for undercounter fridge and dishwasher. Window to rear aspect.

Bedroom One
14'10" (into fitted wardrobes) narrowing to 12' x (4.52m (into fitted wardrobes) narrowing to 3.66m x)
Window to rear aspect and fitted wardrobe.

Bedroom Two
8'11 x 6' (2.72m x 1.83m)
Window to rear aspect and fitted wardrobe.

Shower Room
Closed coupled WC with vanity hand basin and shower over.

Utility Cupboard
Space for washing machine and tumble dryer.

Storage Room
Useful storage cupboard with space for tall fridge/freezer.

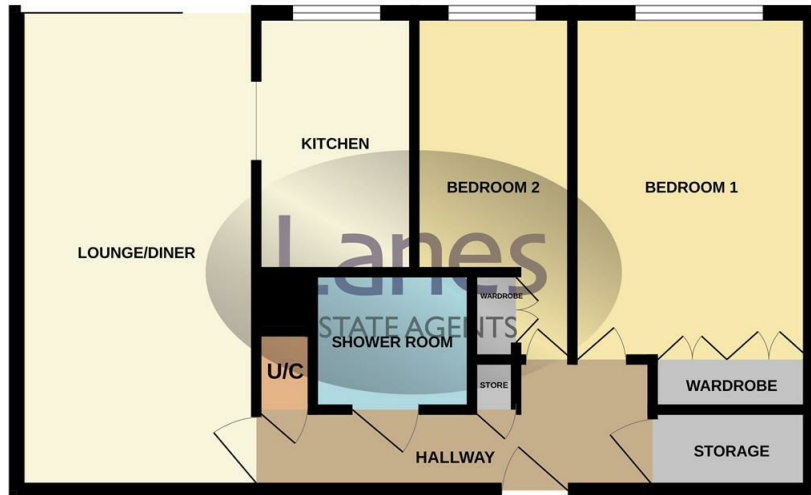
Garage
En-bloc

REFERENCE
CH6467 LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		Environmental Impact (CO ₂) 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	74	78

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(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, 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. Made with Metropix ©2024

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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