



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

£360,000

Lanes
ESTATE AGENTS

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

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.

Don't miss the opportunity to make this apartment your new home, sweet home. Contact us today to arrange a viewing and envision yourself living in this delightful property.



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.

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.

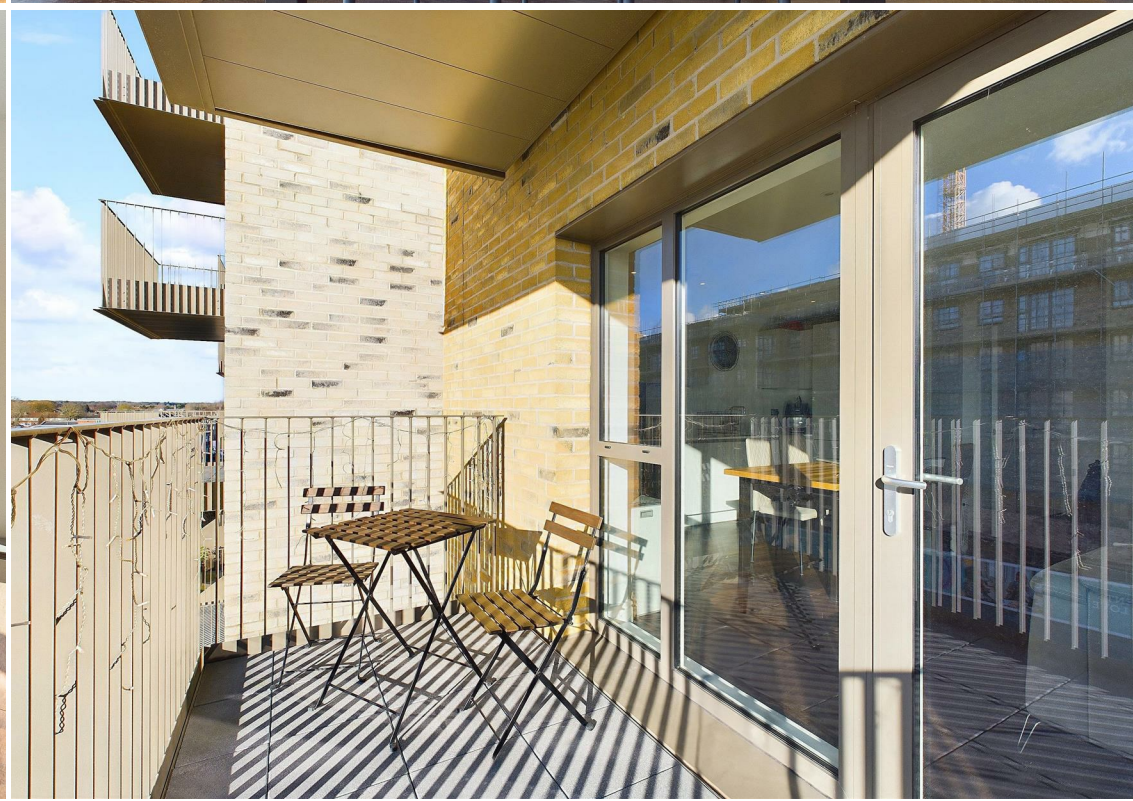
Balcony

Parking

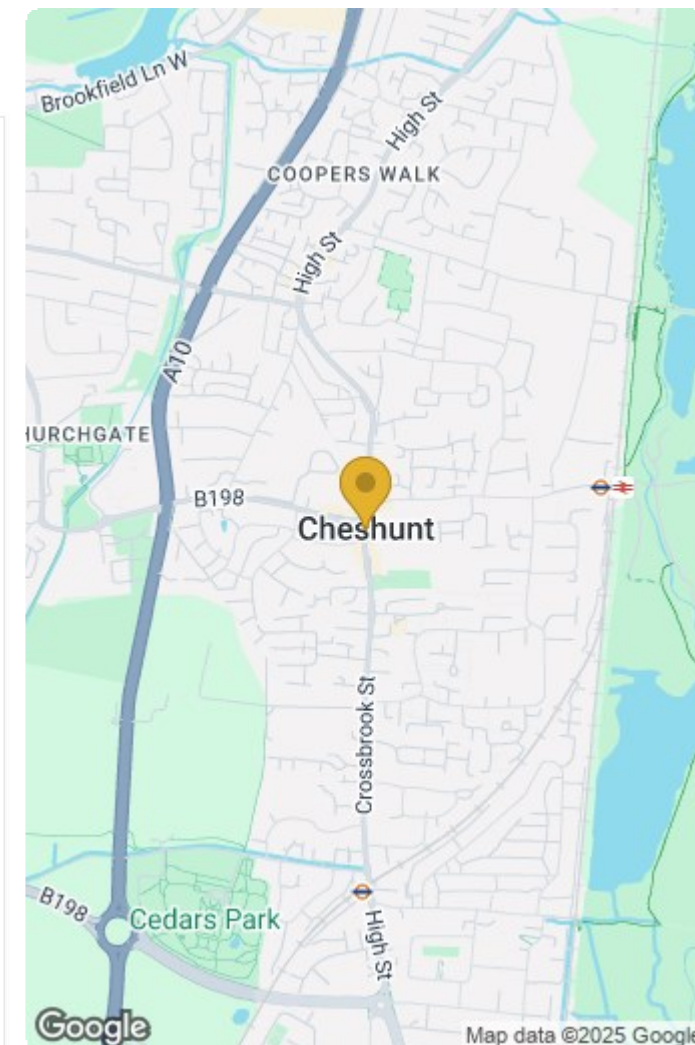
1 Allocated Parking Space

REFERENCE

CH6547 EB/EB/PL LANES CHESHUNT ESTATE AGENTS







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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 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.