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## 60 Wellers Grove, Cheshunt, Waltham Cross, EN7 6HU

**£190,000**

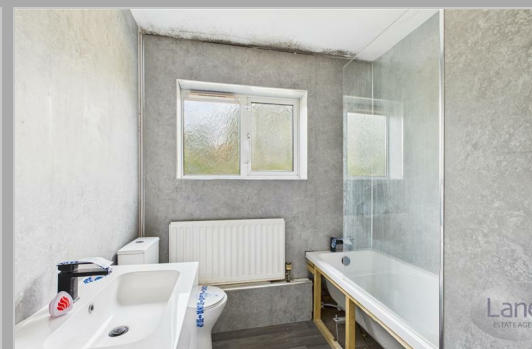
Located in the popular area of West Cheshunt, this ground floor one-bedroom flat presents a fantastic opportunity for buyers looking to modernise and add their own personal touch.

The property offers a spacious double bedroom, a well-proportioned lounge/diner with direct access to the communal gardens, a separate kitchen, and a bathroom. With a long lease and the added benefit of being sold chain free, this flat is ideal for first-time buyers, investors, or those looking to downsize.

While the property would benefit from updating, it provides a solid foundation in a desirable location with great potential to enhance both comfort and value.

Service charge includes heating

Call Now!



Hallway

Bedroom

15'5" x 8'5" (4.70m x 2.57m)

Lounge/Diner

14'4" x 11'3" (4.37m x 3.43m)

Kitchen

11'1" x 6'11" (3.38m x 2.11m)

Bathroom

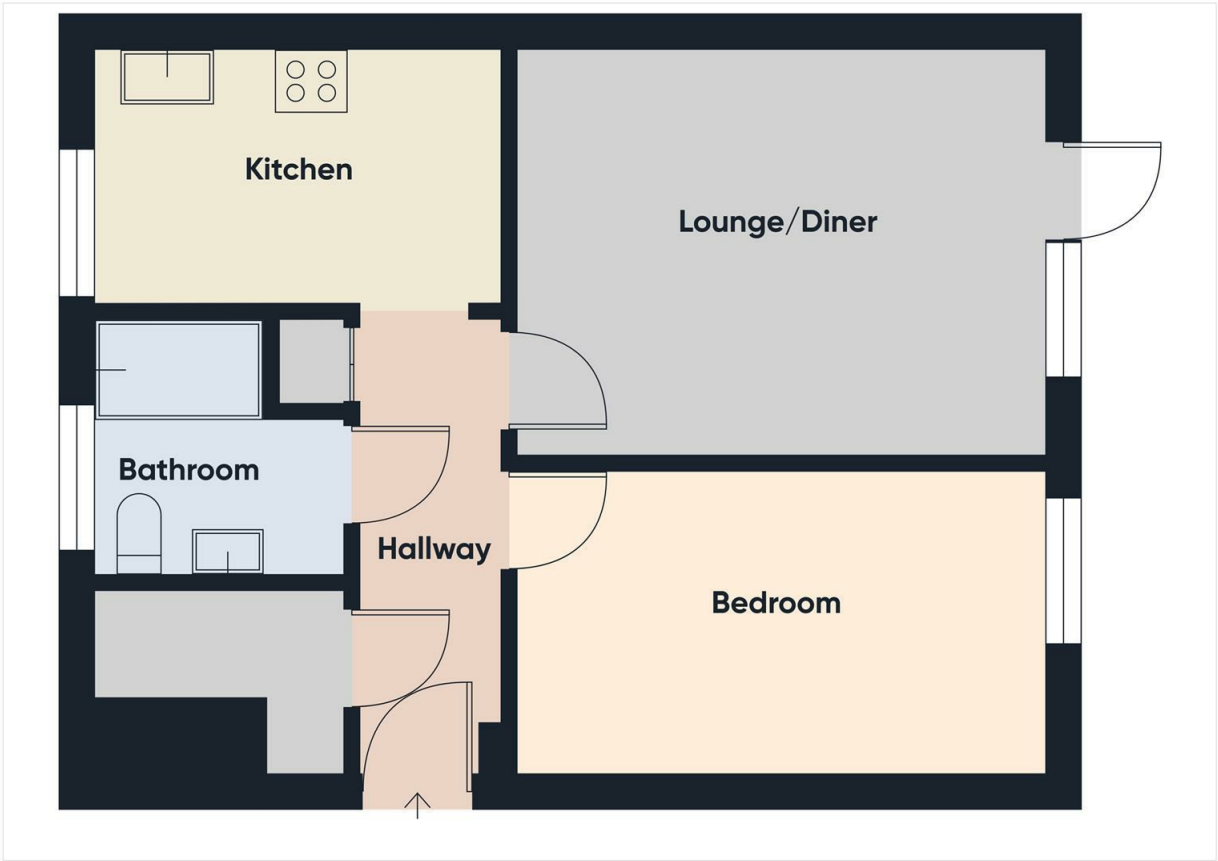
Additional Storage Cupboard

REFERENCE

CH6573 LANES CHESHUNT ESTATE AGENTS

| Energy Efficiency 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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.

