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## 4 Millennium Court Flamstead End Road, Cheshunt, Waltham Cross, EN8 0HH

**£235,000**

Lanes are pleased to offer this ONE bedroom GROUND FLOOR purpose built flat with its OWN GARDEN. The property has gated allocated parking, entry phone system, double glazing, gas central heating and much more. Call now to view!



Door To

Hallway

Kitchen/Lounge

22'10 x 14'9 (6.96m x 4.50m)

Bedroom

10'11 x 9'10 (3.33m x 3.00m)

Bathroom

Own Garden

Exterior

Allocated Parking for one car

Reference

CH6657/PL/20042026 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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 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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