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Temple House, Bulls Cross, Hertfordshire EN7 5HY

Guide Price £300,000 Share of Freehold

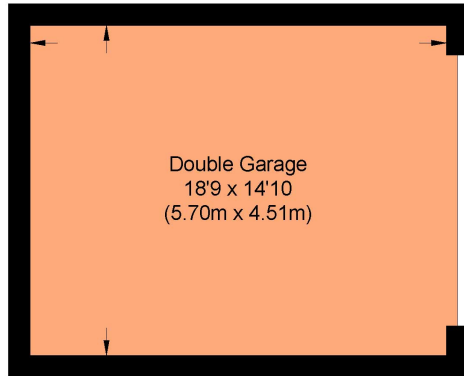
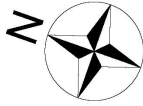
- Top floor apartment
- Communal grounds
- 993 year lease
- Modern interior
- Double garage
- Converted country mansion

GUIDE PRICE £300,000 - £315,000

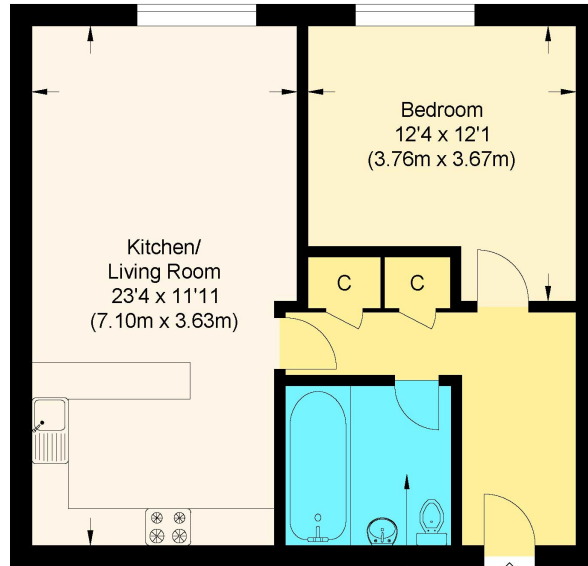
Christopher Stokes are delighted to offer this rare opportunity to acquire this spacious one bedroom apartment which forms part of a magnificent Georgian country house dating back to the 1760's. This top floor property offers pleasant rural views across the mature landscape gardens. It has a large open plan kitchen/reception room and the entire property is decorated in a modern and neutral style. Temple House is ideally located for easy transport links via A10/M25. The property is offered with a share of the freehold and a 993 year lease. It also has the convenience of a double garage and ample visitors parking.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor



First Floor

Bathroom
7'5 x 7'2
(2.27m x 2.18m)



Temple House

Approximate Gross Internal Floor Area : 53.30 sq m / 573.71 sq ft
(Excluding Garage)

Garage Area : 25.70 sq m / 276.63 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	