

**FOR SALE**

£180,000 Leasehold



**WOODHOUSE**  
PROPERTY CONSULTANTS

# **69 King Arthur Court, Cheshunt, Waltham Cross, Hertfordshire. EN8 8EH**

## ABOUT THE PROPERTY

Woodhouse are pleased to offer this studio maisonette that was only refurbished in 2022. Offered chain-free so ideal for any first-time buyer or BTL investor.

The property has its own entrance and is set in the quiet cul-de-sac of King Arthur Court. It comprises of a lounge with pull-down bed, modern kitchen, and 3-piece family bathroom.

King Arthur Court is within walking distance of two stations (Cheshunt & Theobalds Grove), both of which have direct links to London. For road links, the M25 and the A10 are both a few minutes drive away. There are plenty of shops and restaurants around the Old Pond & Brookfield Shopping Centre, and the local high street, as well as Lea Valley Nature Reserve nearby for walks and bike rides.

Contact Woodhouse today to discuss further and arrange a viewing.

Lease: 151 years

Service Charge & Peppercorn Ground Rent = £422 per annum

## FEATURES

- CHAIN-FREE
- Studio maisonette
- Own entrance
- Quiet cul-de-sac
- Refurbished in 2022
- Long Lease & Low Service Charge
- Communal gardens
- Walking distance to 2 x Stations
- By the Old Pond amenities
- Ideal for First-Time Buyer or Investor





## ROOM DESCRIPTIONS

### Kitchen

1.80m x 1.80m (5' 11" x 5' 11")

### Reception/Bedroom

4.60m x 3.70m (15' 1" x 12' 2")

### Bathroom

1.85m x 1.5m (6' 1" x 4' 11")



