

## HAMBURGH COURT, CHESHUNT EN8



**\*\*EXCELLENT OPPORTUNITY FOR FOR FIRST TIME PURCHASERS OR PROPERTY INVESTORS\*\*THIS TWO BEDROOM TOP FLOOR APARTMENT\*\*OFFERING SPACIOUS & AIRY LIVING ACCOMMODATION\*\*Featuring ENTRY TELECOM\*\*DOUBLE GLAZING\*\*MODERN FITTED KITCHEN & BATHROOM\*\* Also Having access to Loft Area Ideal For Storage & Allocated Parking Along with Communal Parking\*\*Nicely PRESENTED APARTMENT Throughout\*\***

**\*\*In Our Opinion Competitively Priced & GREAT FIRST TIME BUY\*\*IDEAL PROPERTY PURCHASE By STEPPING Onto The PROPERTY LADDER\*\***

**\*\*The Property is SITUATED within THIS EVER SOUGHT AFTER Hotspur Wood Development\*\*Nested within this POPULAR RESIDENTIAL DEVELOPMENT\*\*Surrounded by Mature Trees & Shrub Grounds, However Conveniently Located & Accessible to the Popular Shopping Complex of BROOKFIELD FARM\*\*VIEWING HIGHLY RECOMMENDED\*\***

**GUIDE PRICE £240,000 LEASEHOLD**

## PROPERTY DETAILS:

### COMMUNAL ENTRANCE:

Via entry telecom & stairs to top floor. In our opinion clean & tidy throughout.

### RECEPTION HALLWAY:

13' 0" x 7' 0" (3.96m x 2.13m - Narrowing to 4'0)

Via entrance door, which leads into the main apartment, having L-Shaped reception hallway with doors to lounge, bedrooms, bathroom & access to the loft area.

### LOUNGE:

21' 0" x 10' 5" (6.40m x 3.17m - Into Square Bay)

In our opinion, airy living room, double glazed window to aspect, TV point, coving to ceiling, electric heater & access to kitchen.

### KITCHEN:

In our opinion nicely fitted modern kitchen units in high Gloss finish with worktop surfaces along with lighting, partly tiled walls, tiled flooring, single stainless steel sink unit with mixer taps, Samsung fitted electric hob with stainless steel extractor hood, electric oven, plumbed for washing machine, spot lighting to ceiling, coving to ceiling & double glazed window to aspect.

### BEDROOM ONE:

11' 0" x 8' 5" (3.35m x 2.57m)

Spot lighting to ceiling, electric heater, coving to ceiling & double glazed window to aspect.

### BEDROOM TWO:

11' 0" x 5' 10" (3.35m x 1.78m)

Coving to ceiling, electric heater & spot lighting to ceiling.

### BATHROOM:

In our opinion nicely presented & fitted suite comprising low flush wc, fitted wash basin with storage & mixer taps, panelled bath with mixer taps & shower attachments, marble effect floor tiling, tiled walls, extractor fan, spot

lighting & heated towel rail.

### EXTERIOR:

Communal gardens-grounds nested within mature trees & mature surrounding shrubs, parking communally along with allocated parking.

### ADDITIONAL NOTES:

In Our Opinion The Property is a Ideal Purchaser For First Time Buyers Wishing To Step Onto The Property Ladder or Property Investor Looking For First Time Buy-To Let. Ideally Located to the Popular Brookfield Farm Shopping Complex with its Multiple High Street Names, Gym, Starbucks & Costa Coffee Bars, Marks & Spencer, along with Tesco Extra Store & Local Schooling. Also Road Routes Leading to Central Cheshunt, Goffs Oak - Cuffley, with its main line Rail Station into Central London and Bus Routes.

Please Note: The Property is being Marketed For Sale with a Guide Price £240,000.00 - £250,000.00 with Offers In Excess Of £240,000.00.

EPC & Floor Plan Instructed.

### ADDITIONAL INFORMATION:

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**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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