

FOR SALE

£225,000 Leasehold



**24 Newnham Parade College
Road, Cheshunt, Hertfordshire.
EN8 9NU**

ABOUT THE PROPERTY

Woodhouse are pleased to offer with 3-bedroom maisonette right in the heart of the Old Pond, Cheshunt. Set over two floors, the maisonette with its own entrance has a patio area externally. To the ground floor is the lounge, kitchen & WC. Upstairs there are the 3 bedrooms and family bathroom.

Newnham Parade is situated with an abundance of amenities. It is within walking distance to Cheshunt Station with its direct regular route 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.

FEATURES

- Chain Free
- 3 Bathrooms
- Split-Level Maisonette
- Patio area
- Walking distance Cheshunt Station
- Excellent road links - A10 & M25
- Right by Old Pond amenities
- Ideal for a First-Time Buyer or Investor



ROOM DESCRIPTIONS

LEASE DETAILS

94 years

Service Charge £750-£800 per annum

Ground Rent £10 per annum

TENANCY DETAILS

Professional Family

Rental Income of £1300 per month

Periodic Tenancy - they will extend for a BTL Investor

Living Room

6m x 3.8m (19' 8" x 12' 6")

Kitchen

3.85m x 3m (12' 8" x 9' 10")

Bathroom

2.1m x 2.5m (6' 11" x 7' 10")

Bedroom 1

3.4m x 4m (11' 2" x 13' 1")

Bedroom 2

3m x 3.4m (9' 10" x 10' 10")

Bedroom 3

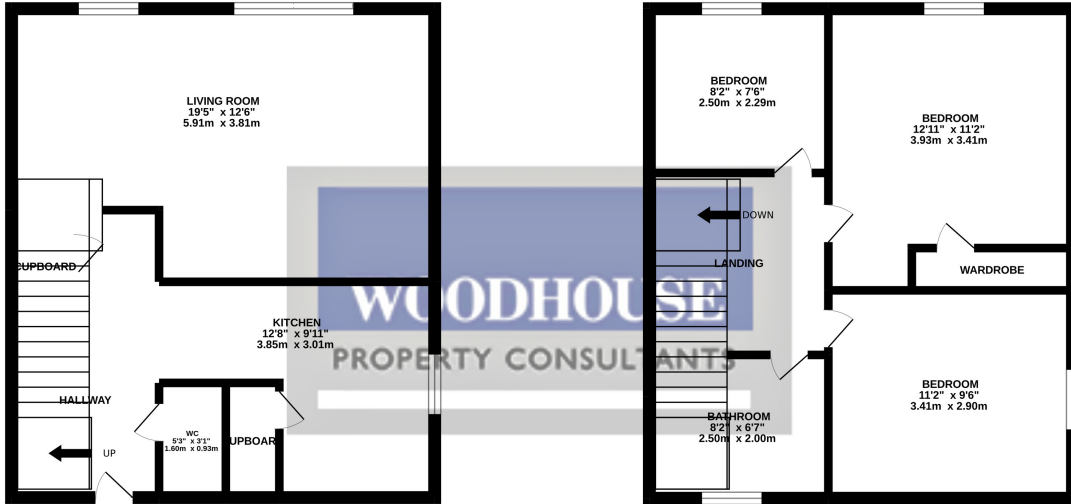
2.5m x 2.3m (9' 2" x 7' 10")



FLOORPLAN

1ST FLOOR

2ND FLOOR



NEWNHAM PARADE, CHESHUNT EN8

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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