

FOR SALE

£230,000 Leasehold



3a & 3b Manorcroft Parade Manorcroft Parade, College Road, Cheshunt, Hertfordshire. EN8 9LP

ABOUT THE PROPERTY

Woodhouse are pleased to offer this investment opportunity, comprising of two apartments that are currently rented out on AST tenancies.

The studio is renting out at £960pcm, with the 1-bed at £1050pcm. These rents include council tax and utilities.

There are 2 x parking spots included, and the lease is 125 year lease from July 2014 (i.e. 115 years).

The property is ideal for an Investor looking for a rental opportunity as the flats are in an area of very strong rental demand - centrally located above shop premises, and walking distance to Cheshunt Station (which takes you straight into Liverpool St in 20 minutes).

Contact Woodhouse today to come and see what these flats have to offer you.

FEATURES

- 2 x Flats
- Current total rent of £1900pcm inclusive of bills
- Studio Flat & a 1-Bedroom Flat
- Allocated Parking
- Walking Distance to Cheshunt BR Station
- Centrally Located Above Shops
- Multiple Shopping Facilities
- Fast Service to Tottenham Hale & Liverpool Street BR Station
- Call Woodhouse today



ROOM DESCRIPTIONS

1st Floor - Studio Flat

Entrance Hall

Doors to:

Lounge/Bedroom

5.15m x 4.02m (16' 11" x 13' 2")

Kitchen

3.4m x 3.3m (11' 2" x 10' 10") at widest point

Bathroom

Storage Cupboards

2nd Floor - 1-Bedroom Flat

Lounge

4.11m x 2.57m (13' 6" x 8' 5")

Kitchen

3.14m x 2.46m (10' 4" x 8' 1")

Bedroom 1

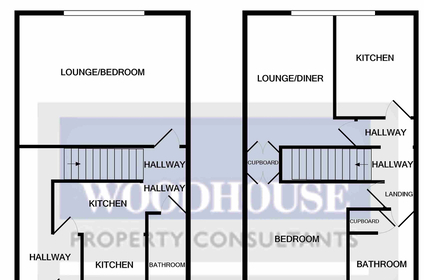
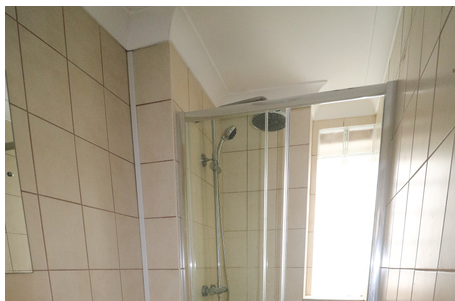
3.38m x 3.08m (11' 1" x 10' 1")

Bathroom

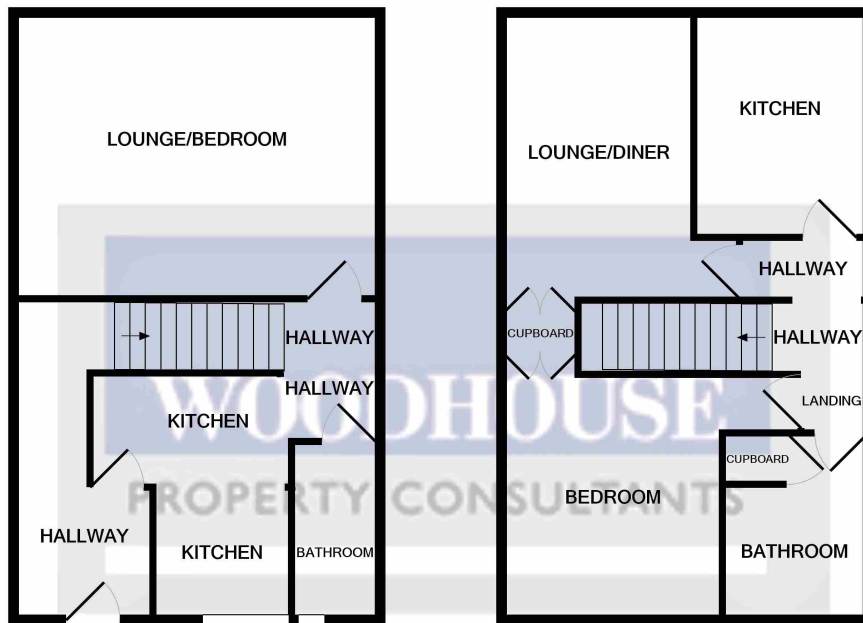
Storage Cupboards

Lease

125 Year lease from July 2014



FLOORPLAN



FIRST FLOOR STUDIO FLAT

2ND FLOOR 1 BEDROOM FLAT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2021