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**THE CANADAS,
TURNFORD, HERTFORDSHIRE, EN10 6DP.**

Excellent Investment Opportunity And Of Particular Interest To DIY Enthusiasts



This deceptively spacious one double bedroom first floor maisonette, provides the incoming purchaser with potential to modify and improve.

Situated within a short walk of local shops including the Brookfield Farm Shopping Centre which amply caters for day to day requirements, whilst Cheshunt British Rail station is also close to hand and provides fast and frequent access to London.

SUMMARY OF ACCOMMODATION

- *ENTRANCE LOBBY***
- *FIRST FLOOR LANDING***
- *KITCHEN***
- *GOOD SIZE SITTING/DINING ROOM***
- *DOUBLE BEDROOM***
- *BATHROOM***
- *EXTENDED LEASE 146 YEARS***
- *GAS FIRED CENTRAL HEATING***
- *DOUBLE GLAZED WINDOWS AND DOORS***
- *LOFT SPACE***
- *ALLOCATED PARKING FACILITIES***
- *LAWNED FRONT GARDEN AND EXTERNAL STORAGE CUPBOARD***

A uPVC panelled door with obscure double glazed inset affords access to:

ENTRANCE LOBBY Radiator and staircase with timber handrail to first floor.

FIRST FLOOR LANDING Access to loft and panelled doors to bathroom and:

INNER HALLWAY Decorative ceiling rose and coving, dado rail and radiator. Panelled door to double bedroom and access to sitting/dining room and:

KITCHEN 7'8 x 5'10 Fitted with white high gloss wall and base units with marble effect working surfaces incorporating sink drainer unit with mixer tap. Electric fan assisted oven and grill with four ring electric hob above, space for fridge/freezer and recess with plumbing for washing machine. Double glazed window to side and wall mounted gas fired combination boiler.

SITTING/DINING ROOM 14'11 x 12'5 Two double glazed windows to rear with double radiator below. Decorative ceiling rose and coving, dado rail, TV and telephone points.

DOUBLE BEDROOM 11'6 x 9'8 Double glazed window to front with radiator below. Range of freestanding wardrobes, incorporating vanity area, with high level storage and chest of drawers. Deep cupboard with slated shelving.

BATHROOM 6'4 x 5'6 Partly tiled with suite comprising; pedestal wash hand basin, low flush w.c and panelled bath with independent thermostatically controlled shower. Extractor fan, mirror fronted medicine cabinet and radiator.

EXTERIOR

The property benefits from a good size lawned front garden which stretches out to the side, and there is an external storage cupboard which houses the gas and electric meters and fuse board.

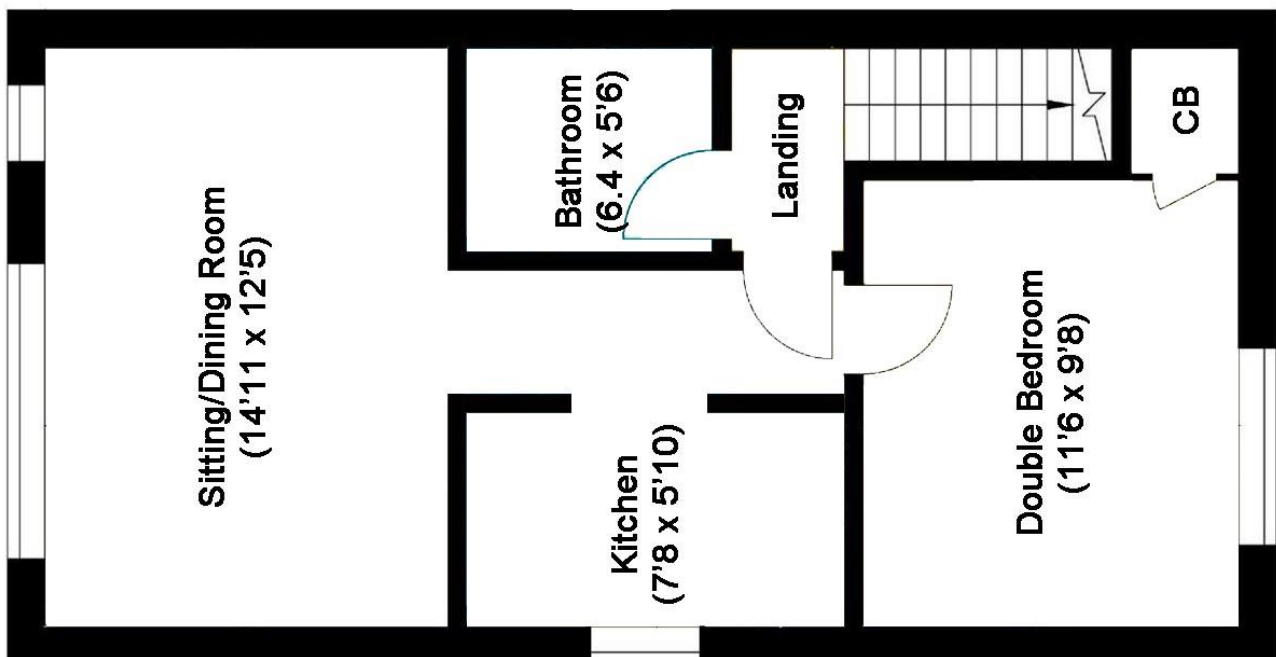
COUNCIL TAX BAND. C

PRICE: £210,000 LEASEHOLD
(Approximately 146 Years Remaining)

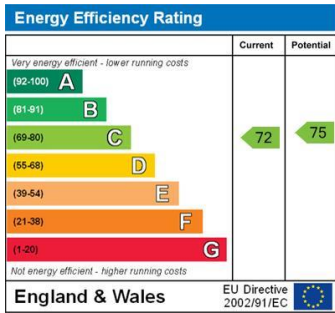
Management Fee: £40.00 per annum
Building Insurance: £50.00 per annum
(No ground rent or service charge)

Floor Plan

This drawing is not to scale and should be used for observational purposes only



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2626

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