

## 5 Russells Ride, Cheshunt

£210,000 Leasehold

1 Bedroom Ground Floor Apartment • Ideal First Time Buy/ Investment • Double Glazing • Long Lease • Walking Distance To BR and Amenities • Low Service Charge





## Lounge

15' 4" x 9' 11" (4.67m x 3.02m)

## Kitchen

## Bedroom

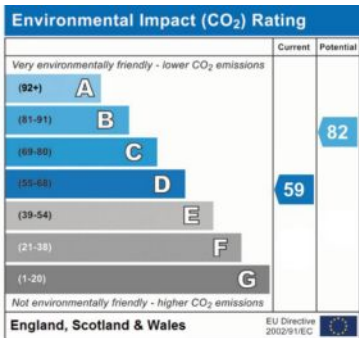
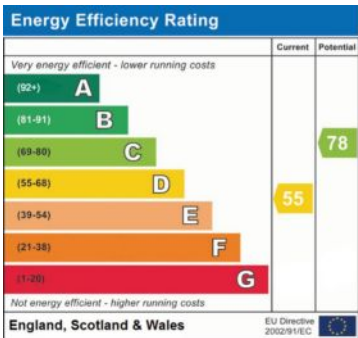
## Shower Room

## Agents Note

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.











Keith Ian are pleased to offer for sale this ideally located 1 bedroom ground floor apartment. The property has been tastefully decorated and modernised with a contemporary white gloss kitchen and fully tiled shower room with large shower cubicle. There is a good size lounge, double bedroom and inner lobby providing cupboards for useful storage space. To the rear of the property there is a communal drying area and each apartment has its own outside storage shed. The location is a pleasant residential area which is within a miles walking distance to both Cheshunt train station and the amenities on offer at Cheshunt's Old Pond.

Cheshunt is a lively town in Hertfordshire, just 13 miles north of central London. It's a great mix of suburban comfort and urban convenience, making it an ideal spot for families. With plenty of amenities, like shopping centres, schools, parks, and recreational facilities, there's always something to do. The town's excellent rail connections mean you can easily jump on a train at Cheshunt station and be in London in no time. Plus, the nearby Lee Valley Regional Park offers plenty of opportunities to enjoy the outdoors. With its blend of historic charm and easy access to the city, Cheshunt is a fantastic place to live and work.

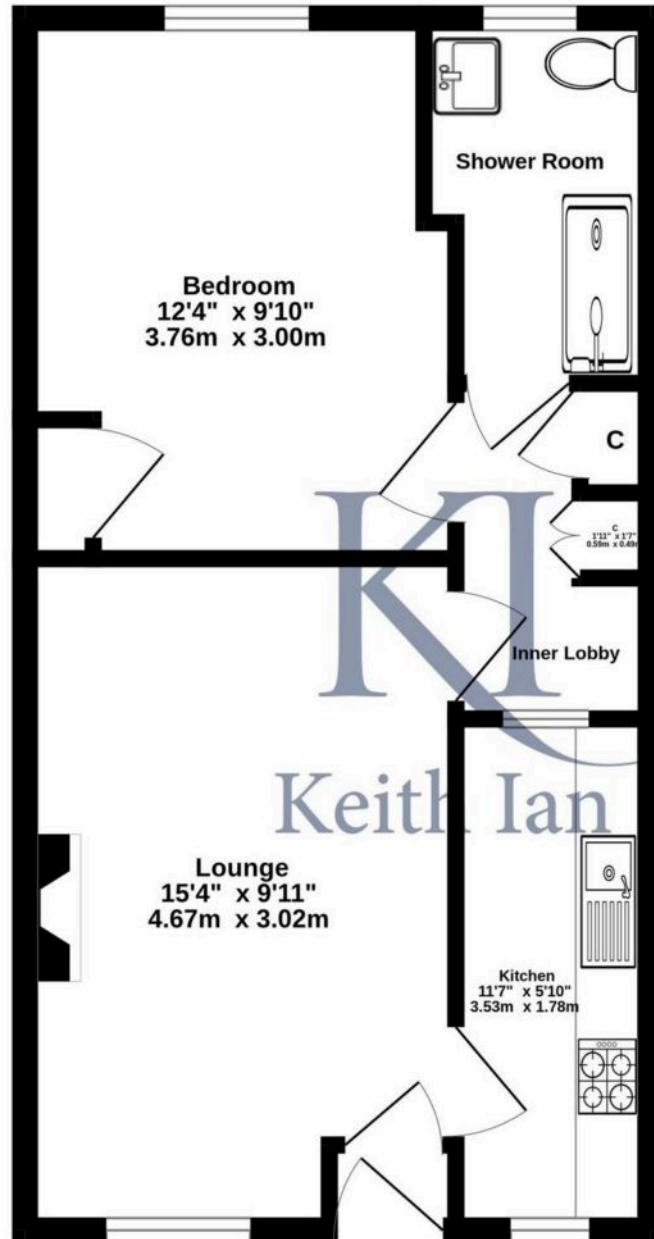
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Ground Floor  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.4 sq.m.) approx.

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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### AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.