

# 759-761 Hertford Road EN3

Asking Price £220,000

## LEASEHOLD

 1 BEDROOMS

 1 BATHROOMS

 1 RECEPTIONS

## Details

- LEASE: 125 YEARS FROM 25 DECEMBER 1995 (91 YEARS REMAINING)
- SERVICE CHARGE: £1,500.00 (APPROXIMATELY) (£125.00 PER CALENDAR MONTH)
- GROUND RENT: £130.00 PER ANNUM (APPROXIMATELY)
- ONE BEDROOM
- FIRST FLOOR APARTMENT
- SEPARATE KITCHEN AND LOUNGE
- TASTEFULLY DECORATED THROUGHOUT

EPC RATING: 77 (C)  
COUNCIL TAX: B

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Total area: approx. 41.0 sq. metres (440.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Cantrell Lodge**



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## Contact Us

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All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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