



Shepherds

Property Sales & Lettings

Friends Avenue | Cheshunt | EN8 8LZ | £100,000



Shepherds
Property Sales & Lettings



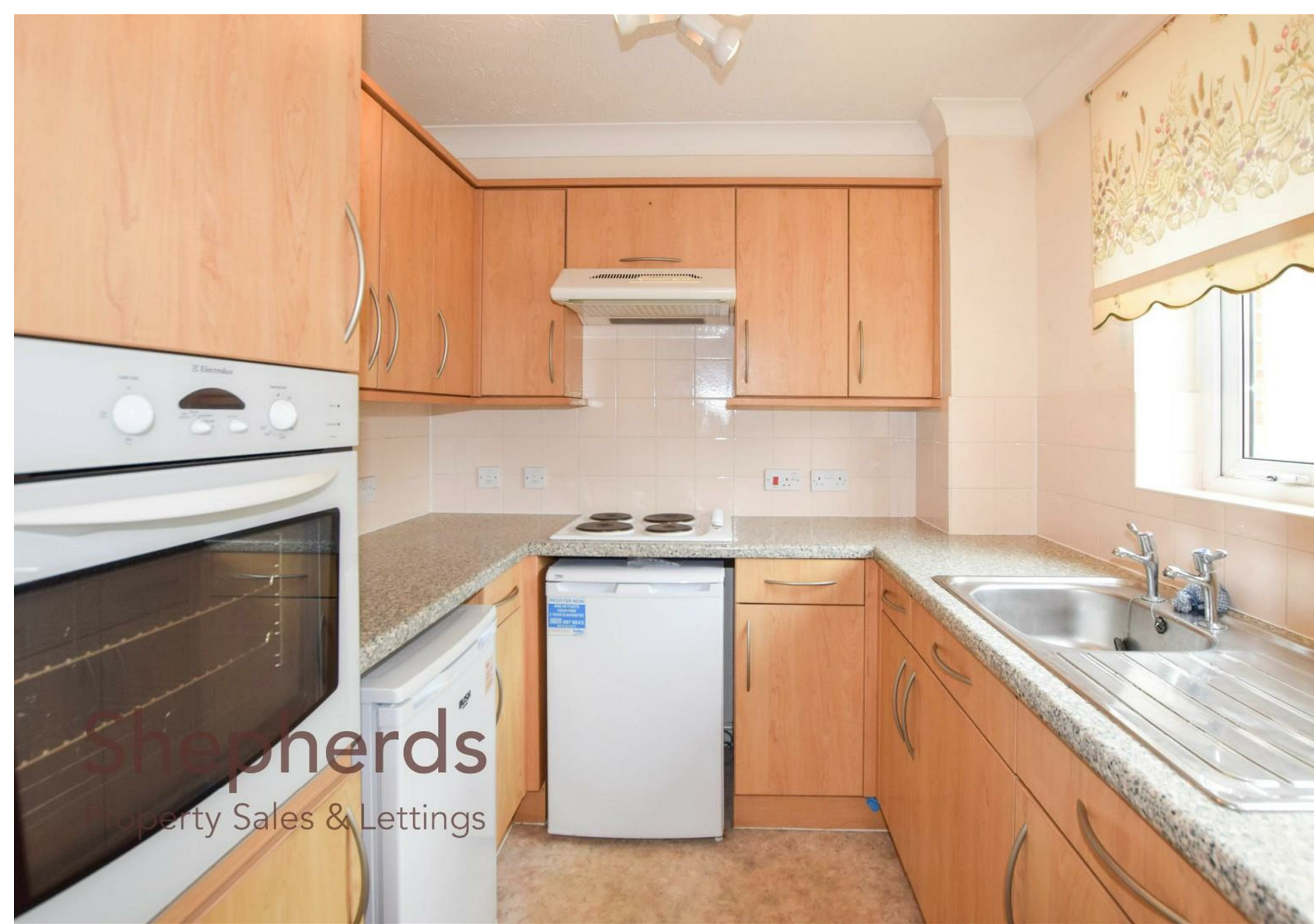
Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Friends Avenue | Cheshunt | EN8 8LZ

A deceptively large one bedroom first floor retirement apartment located a stones throw from the "Old Pond" with amenities and transport close by. This over 60's property comprises of a lounge diner, kitchen, a double bedroom and a shower room. Further benefits of the apartment and the development include a communal lounge area, kitchenette, laundry and gardens. In the main hallway is the lift to access to all floors and the block is also has a House Manager onsite.

Lease Information

125 year lease from 2002 (102 remaining) : Ground Rent £350.00 per Year : Maintenance Charge £1,595.00 Collected Twice a Year (total £3,000.00).

Services Connected

Mains Water & Sewage. Electricity.
No Gas Connected

- Chain Free
- Large Double Bedroom
- Lounge Diner
- Shower Room
- Lift Access
- Communal Lounge
- Short Walk To Amenities
- Warden assisted
- Over 60's



Phone Entry Front Entrance

Lift Access

Front Door

Entrance Hall

Lounge Diner
17'6 x 10'1

Kitchen
7'4 x 7

Bedroom
16'10 x 16'10

Shower Room

7 x 5'6

Communal Lounge

Communal Gardens

House Manager

Over 60's

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

 1  1  1  B

Tenure : Leasehold
Council: Broxbourne Council
Tax Band: C

Silverbirch Court, Cheshunt, EN8



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

