



Shepherds  
Property Sales & Lettings



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



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# Friends Avenue | Cheshunt | EN8 8LZ

A deceptively large one bedroom second floor retirement apartment. This over 60's property comprises of a lounge diner, kitchen, a double bedroom and a bathroom. 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. Located a stones throw from the "Old Pond" with amenities and transport close by

## Lease Information

125 year lease from 2002 (102 remaining) : Ground Rent £ 350 per Year : Maintenance Charge: £3,291.56 per year

## Services Connected

Mains Water & Sewage. Electricity.

No Gas Connected

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



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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

Bathroom

7' x 5'6

Communal Lounge



Communal Gardens

House Manager

Over 60's



**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.

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**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.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



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