













Friends Avenue | Cheshunt | EN8 8LZ

A deceptively large one bedroom second floor 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

• Large Double Bedroom

• Lounge Diner

Bathroom

Lift Access

Communal Lounge

• Short Walk To Amenities

Warden assisted

• Over 60's





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

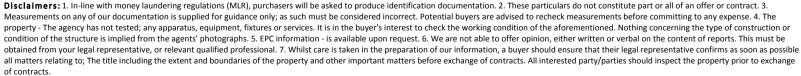
Communal Lounge

Communal Gardens

House Manager

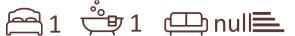
Over 60's











Tenure: Leasehold

Council: **Broxbourne Council**

C Tax Band:

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.





CHESHUNT

1 High Street, Cheshunt EN8 OBY

Sales: 01992 637351 Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044 Lettings: 01992 449501

enquiries@shepherdsestates.co.uk











