



ABSOLUTE
PROPERTY

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**Deercote court Turners Hill, Waltham Cross
EN8 8NW**

Offers In Excess Of £185,000

RETIREMENT FLAT (OVER 60'S)

Absolute Property are delighted to offer this one bedroom second floor flat. The property benefits from a spacious lounge/dining room with a juliet balcony. The kitchen includes an integrated fridge freezer and washing machine as well as a free standing dishwasher. This property is close to local shops and amenities as well as having a very well kept communal area within the building including it's own restaurant. The property also benefits from nearby lift access, as well as being newly decorated and new carpets throughout.



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Hallway

Doors leading to bathroom, bedroom and lounge, one large storage cupboard with smaller airing cupboard next to it.

Bathroom

Bathroom:

A spacious bathroom with a large walk in shower and hand rails for accessibility.

Bedroom

12'7 x 12'0 (3.84m x 3.66m)

A spacious double bedroom with built in wardrobes, double glazed window to side.

Lounge

20'2 x 11'1 (6.15m x 3.38m)

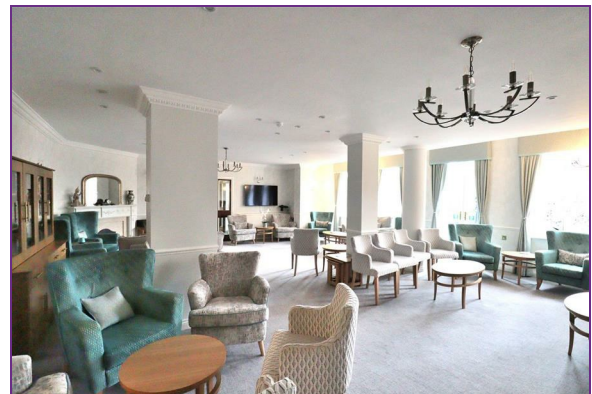
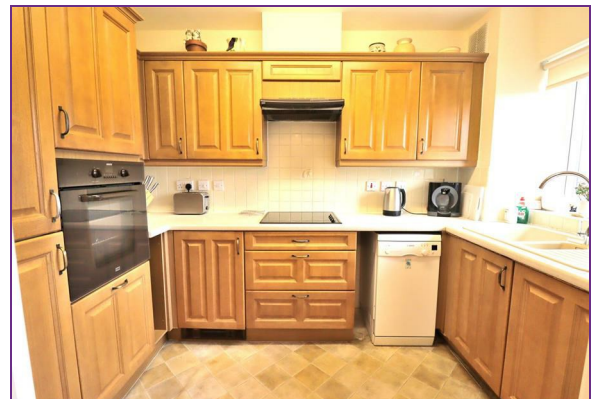
A spacious lounge/dining area, Juliet balcony, feature fireplace, TV Point.

Kitchen

11'3 x 7'1 (3.43m x 2.16m)

A fully fitted kitchen with a range of eye and base level units with integrated appliances such as fridge freezer and washing machine.

Built in oven and hob with extractor hood. Free standing dishwasher and double glazed window to side.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	79	B	B
74-77	75-77	C	C
69-73	70-74	D	D
64-68	65-69	E	E
59-63	60-64	F	F
54-58	55-59	G	G

For energy efficiency - higher rating is better
 For environmental impact - lower rating is better

England & Wales EPC Directive 2002/91/EC