



**ABSOLUTE
PROPERTY**

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 📠 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com



**Cliff Richard Court High Street, Waltham Cross
Hertfordshire EN8 0BE**

£115,000

RETIREMENT PROPERTY – Over 60's!!!! A one-bedroom retirement apartment located in Cheshunt close to multitude of local shops and amenities available such as The Cheshunt Centre and Brookfield Shopping Park. Benefits Include Lounge/Diner, Refurbished upgraded kitchen, built in wardrobes, modern shower room and comes with 24-hour emergency call system. Viewing is highly recommended. Comes with the added advantage if being offered chain free.



Cliff Richard Court High Street, Waltham Cross Hertfordshire EN8 0BE

Entrance Hall

The entrance door from the communal hall opens to the hallway, with carpeted flooring, a large walk-in storage cupboard and doors to the living/dining room, the bedroom and the bathroom.

Living/Dining Room

Offering generous space for furniture for both living and dining, with a double glazed window and wood flooring. Opens to the:

Kitchen

Fitted with a range of modern wall and base units with worktops over and a double glazed window. Inset stainless steel sink basin with a drainer and mixer tap, and an integrated electric oven, countertop hob and overhead extractor hood with space for further appliances.

Bedroom

Large double size room with a double glazed window, carpeted flooring and built-in wardrobes with mirror fronted doors.

Shower Room

Comprising a WC, a vanity unit fitted wash hand basin with a mirror over, and a spacious shower enclosure with handrails.

EXTERNAL:

The development features beautifully maintained and extensive communal gardens with laid to lawn and patio areas, and a car park for residents and visitors.

COMMUNAL AREAS:

There are communal areas inside the development including a residents lounge, laundry room and guest suite. There is a lift to all floors, a house manager and a 24 hour emergency call system.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-120 kWh/m ² /year	A	100-120 g/m ² /year	A
81-100 kWh/m ² /year	B	121-140 g/m ² /year	B
61-80 kWh/m ² /year	C	141-160 g/m ² /year	C
41-60 kWh/m ² /year	D	161-180 g/m ² /year	D
21-40 kWh/m ² /year	E	181-200 g/m ² /year	E
1-20 kWh/m ² /year	F	201-220 g/m ² /year	F
0 kWh/m ² /year	G	221-240 g/m ² /year	G

For energy efficiency - higher ratings indicate better energy efficiency.
 For environmental impact - higher ratings indicate lower CO₂ emissions.

England & Wales EPC Directive 2002/91/EC
 England & Wales EPC Directive 2002/91/EC