

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

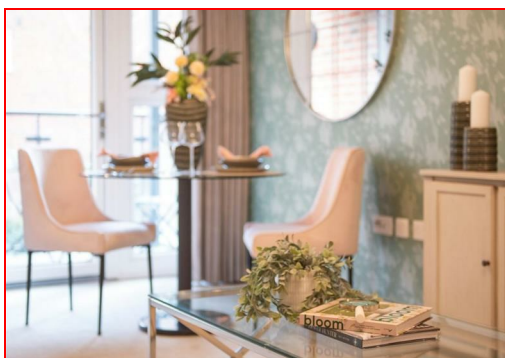
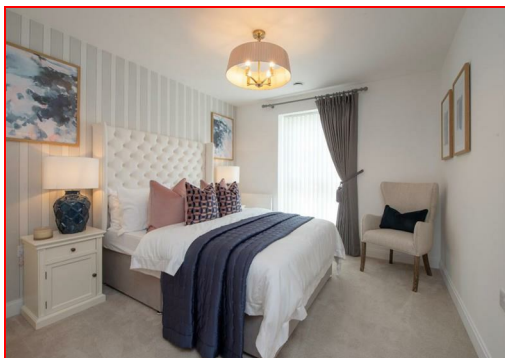
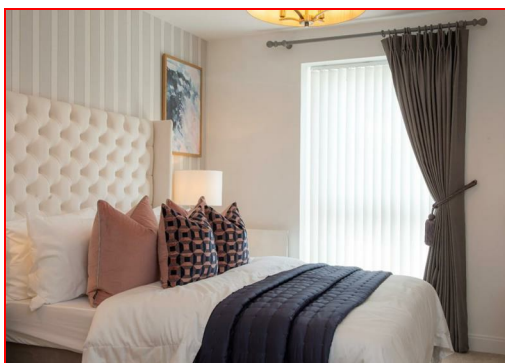
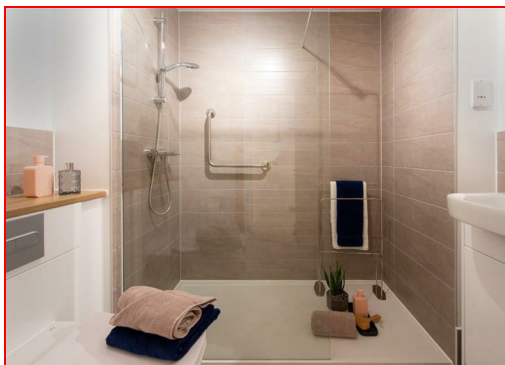
T: 01992 652006
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Lionheart Court, Sewardstone Road, EN9 1FQ



Prices From £320,000 Leasehold



Exclusively designed for the over 60s

Kings Group are delighted to offer to the market as the exclusive agent these new build high spec apartments for sale!

All of the development's 52 apartments (two beds available) feature beautiful yet comfortable design, and some even have their own balconies. At its heart is a cosy communal lounge, where homeowners socialise, and the communal garden provides a peaceful space in which to enjoy some fresh air.

The House Manager oversees all aspects of the development and is available during office hours, plus there's a 24-hour call system in case of emergencies. Accessibility is a key priority for us and so you'll be able to get around all areas of the development no matter your level of mobility, with lifts to all floors. Plus, each apartment has access to the camera entry system, so you'll be able to see any visitors on your television before letting them in.

The nearby Tesco supermarket is on your doorstep and a doctors surgery a short walk away, for those who use a scooter, there'll be a scooter storage room on site. The area is also very well connected, with the M25 and M11 both easily accessible, and the onsite car parking will make road trips even easier. What's more, from the local train station you can reach Liverpool Street, London, in less than 40 minutes.

Lionheart boasts a thriving community, with fantastic monthly calendar which includes: Movie nights, weekly fish and chip suppers and much more. Book your visit today and take advantage of our free valuations service where we will do all the hard work for you to help you move into one of our beautiful apartments.

Lease 998 years.
Ground rent £0.00pa.
Service charge £3828.51.
EPC rating B.
Council tax band D.

Call our Sun Street Office now on 01992 652 006 to arrange your viewing and avoid disappointment.

HALL

LIVING ROOM

KITCHEN

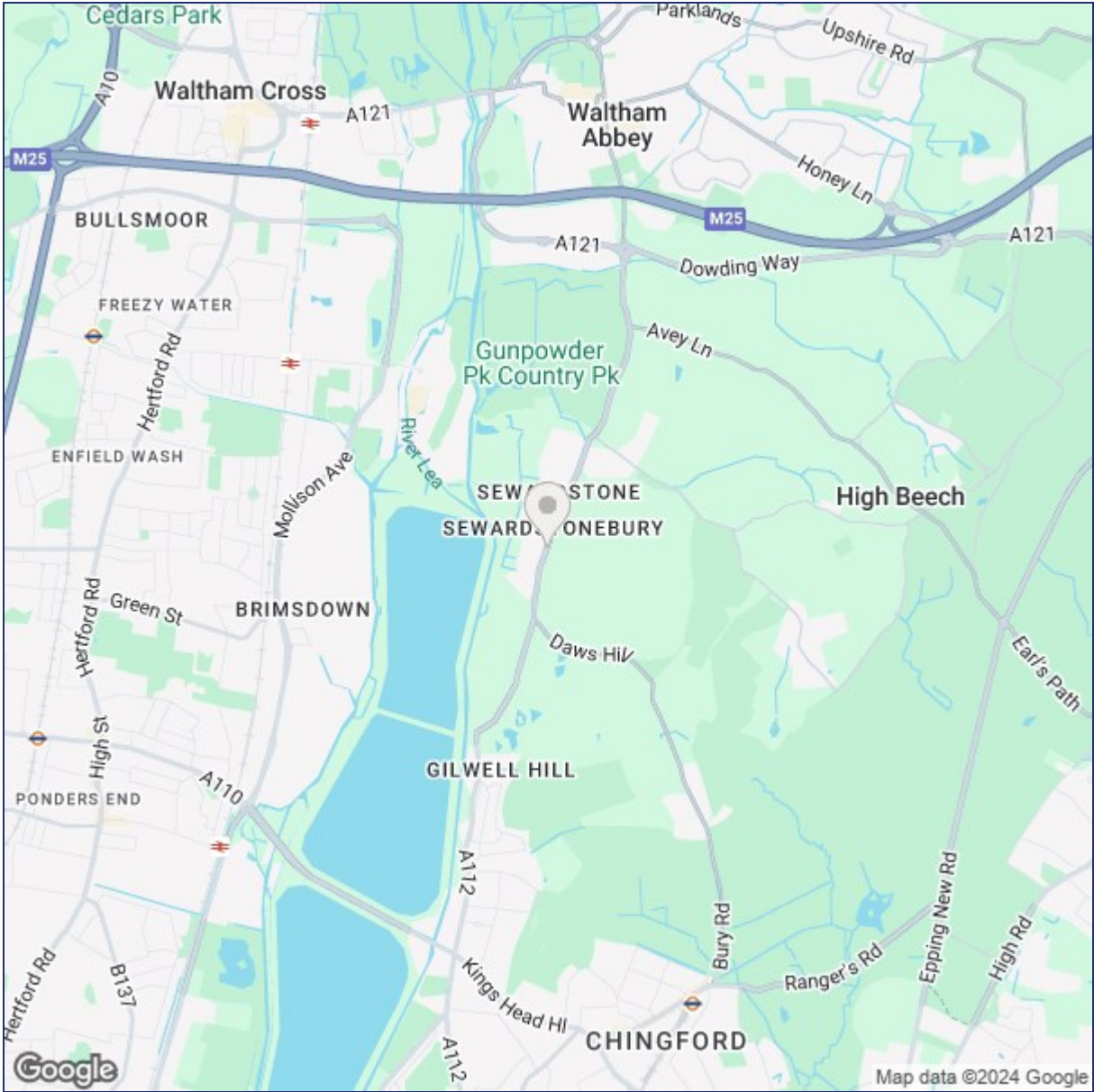
BEDROOM

BEDROOM

BATHROOM

CUPBOARD





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

