



£102,500

High Street,

Keith Ian

High Street, EN8 7GB

**** CHAIN FREE *** Keith Ian are delighted to offer this one bedroom retirement property in the lovely Acorn Court residence. The property is situated within easy reach of local shops, bus routes and amenities and benefits from access to communal gardens. The development offers a communal lounge for socialising with other residents and there is often weekly gatherings and meets, and there is also a communal washing/drying room and kitchen off of the communal lounge area.*

LEASEHOLD INFORMATION

Length of lease : 99 years

Service charge : £2401.46 p.a tbc

Ground Rent : £519.20 p.a

Information been provided via the vendor, please check prior to completion with your solicitor.

LOUNGE

17'7" x 14'6" max (5.36 x 4.42 max)

KITCHEN

8'9" x 5'7" (2.67 x 1.70)

BEDROOM

12'5" x 8'7" (3.78 x 2.62)

BATHROOM

9'2" x 7'3" (2.79 x 2.21)

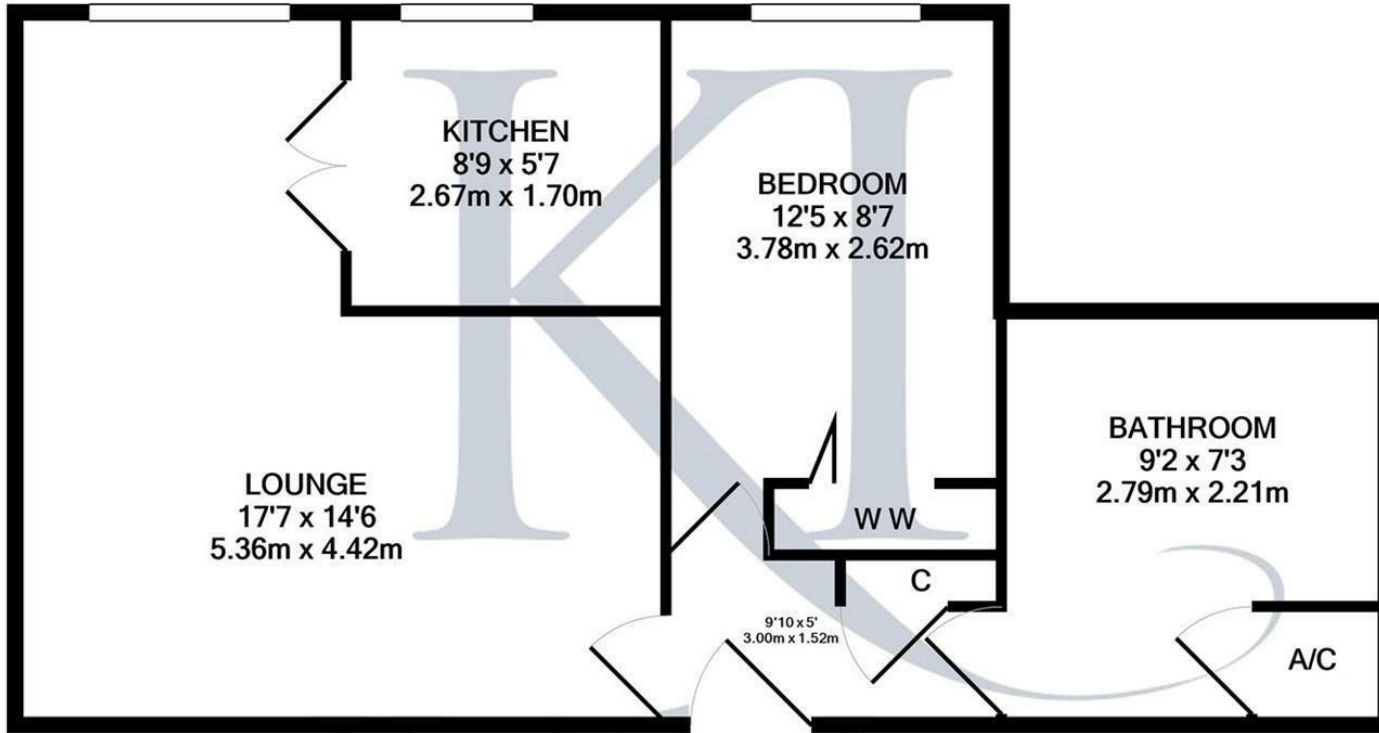
WHAT 3 WORDS

///scarcely.aware.bolts





Keith Ian



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	85

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

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