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32 Edwards Court Turners Hill, Waltham Cross, EN8 8SA

£190,000

Situated in the heart of Cheshunt's Town Centre, 'The Old Pond', is this two bedroom retirement flat in 'Edwards Court'. The home benefits from two bedrooms, lounge/diner, kitchen, shower room and it's own private south facing balcony, perfect for those sunny days. Edwards Court has an array of shops, cafes and eateries on it's doorstep as well as being only 0.7 miles from Cheshunt Train Station.

Edwards Court also includes communal facilities such as a quiet garden, lounge and parking.

Call Now!



Hallway

Doors leading to all rooms and two cupboards.

Bedroom One

13'10" (into fitted wardrobes) x 8' (4.22m (into fitted wardrobes) x 2.44m)

Fitted wardrobes and window.

Bedroom Two

13'10" x 6' (4.22m x 1.83m)

Window.

Shower Room

Lounge/Diner

12' (narrowing to 9') x 16' (narrowing to 9') (3.66m (narrowing to 2.74m) x 4.88m (narrowing to 2))

Access to Kitchen and Private Balcony.

Kitchen

9' x 5'1" (2.74m x 1.55m)

Private Balcony

South Facing.

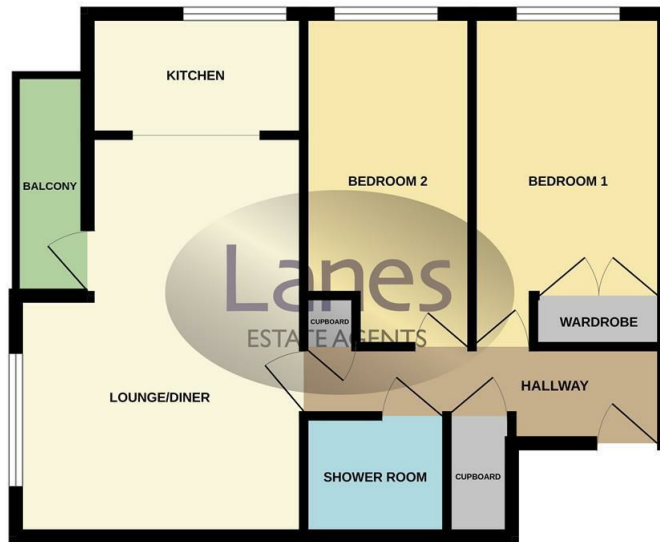
REFERENCE

LANES CHESHUNT ESTATE AGENTS

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	

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	

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix C2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

