

# Lanes

ESTATE AGENTS

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**36 Edwards Court Turners Hill, Waltham Cross, EN8 8SA**

**£169,750**

Situated in the heart of Cheshunt's Town Centre, 'The Old Pond', is this two bedroom retirement flat in 'Edwards Court'. The property benefits from two bedrooms, lounge/diner, kitchen, bathroom and it's own private 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

Two storage cupboards.

### Lounge/Diner

16'8" (narrowing to 9'9") x 13'5" (narrowing to 10 (5.08m (narrowing to 2.97m) x 4.09m (narrowing to 3) Access to Kitchen and private balcony.

### Kitchen

9'1" x 6'4" (2.77m x 1.93m)

### Bedroom One

13'10" x 9'1" (4.22m x 2.77m)

Fitted wardrobe

### Bedroom Two

11'8" x 6'8" (3.56m x 2.03m)

Fitted wardrobe

### Bathroom

### Balcony

Over-looking the local park

### Communal Areas

Lounge, Gardens Laundry Room and Parking for Residents.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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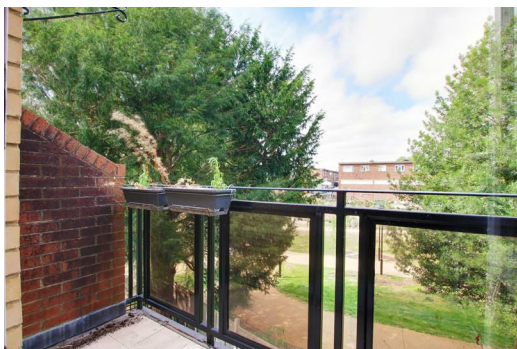
SECOND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, materials and appliances shown have not been tested and no guarantee is given for their operation or efficiency data for given. Made with Metrage 12020.

#### 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.



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