

# McCARTHY STONE RESALES

## 16 LIONHEART COURT

SEWARDSTONE ROAD, WALTHAM ABBEY, EN9 1FQ



Total floor area 47.1 sq.m. (507 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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			



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~ PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE ~

A spacious one bedroom first floor apartment with WALK OUT BALCONY situated within a MCCARTHY STONE retirement living development.

**PRICE REDUCTION**

**ASKING PRICE £307,500 LEASEHOLD**

For further details, please call **0345 556 4104**

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# LIONHEART COURT, SEWARDSTONE

# 1 BEDROOMS £307,500

## LIONHEART COURT

Lionheart Court is a McCarthy Stone retirement living development of 52 apartments situated on the Sewardstone Road in the charming historic market town of Waltham Abbey. Lionheart Court has been designed and constructed for modern living, the apartments have Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The residents' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the residents lounge and other communal areas.

## LOCAL AREA

Waltham Abbey is a unique yet traditional market town. Alongside 16th-century timber-framed buildings sits the beautiful Art Nouveau town hall. And its royal connections, which alongside King Harold include Henry II and Henry VIII, mean the town is brimming with fascinating stories to tell. Set in the grounds of the old abbey, Waltham Abbey Gardens are rich in history. With the abbey once one of the largest Augustinian abbeys in the country, the gardens feature information panels that bring its fascinating history to life. The beautiful rose gardens are the perfect place to enjoy a little peace and quiet or perhaps even a picnic. And, if you walk just a little further, you'll enter Cornmill Meadows, a unique habitat that is home to a thriving variety of dragonflies and damselflies. The development is conveniently located for all your shopping needs. For everyday essentials, you'll find a Tesco Superstore right on your doorstep, just a short walk away. The Pavilions Shopping Centre, which has a range of shops, cafés, and a pharmacy, is also only 3.5 miles away

## THE APARTMENT

McCarthy Stone Resales are proud to bring to the market this well presented apartment with the benefit of a walk out balcony,

towards the side elevation with garden views. The apartment is situated on the first floor, conveniently positioned close to both the stairs and lift. Many would consider that the location of the apartment provides better safety and security. \*Early viewings advised\*

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall. Wallmounted 24 hour call box and entrance system. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard which includes washer/dryer. Further doors lead to the lounge, bedroom and shower room.

## LOUNGE

A bright and spacious lounge benefitting from a full height window and French door, leading onto a walk out balcony. The balcony is large enough to house a small table and chairs and enjoys views to the side elevation and gardens. The lounge provides ample room for dining. TV & telephone points, two ceiling lights and raised power points.

## KITCHEN

Fully fitted modern kitchen with eye and low level cupboards and drawers with co-ordinated work surfaces and splashback. Sink with drainer sits below the window. Waist height (for minimal bend) Bosch electric oven and microwave above. Four ring electric hob with extractor over. Integrated fridge/freezer and Bosch dishwasher. Tiled flooring and ceiling lighting.

## BEDROOM

A generously sized bedroom benefitting from a full height window, allowing lots of natural light in. This room has a door leading onto a walk in wardrobe with hanging rail and shelving. TV and phone point, central ceiling light and raised power points.

## SHOWER ROOM

Fitted with a modern suite comprising; full width walk in shower with support rail and glass screen, low level WC, vanity unit with wash basin and mirror above. Tiled floor and partially tiled walls. Electric towel warmer. Emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

- Onsite House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £2,552.35 for financial year ending 28/02/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living costs.

## LEASEHOLD

999 years from 1st Jan 2021

Ground rent: £425 per annum

Ground rent review: 1st Jan 2036

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## ADDITIONAL SERVICES

**\*\* Entitlements Advice\*\*.** You may be entitled to support with service charges and living costs. Our dedicated Entitlements Advisor can assist you with this.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

