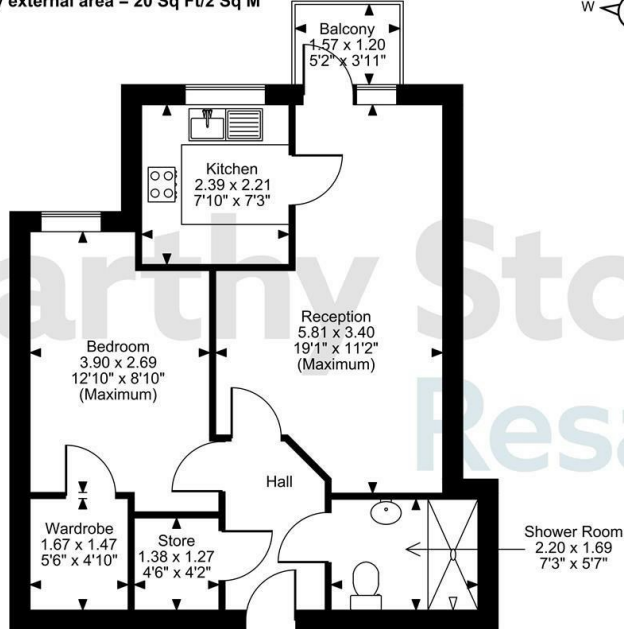


Lionheart Court, Sewardstone Road, Waltham Abbey, Essex  
Approximate Gross Internal Area  
478 Sq Ft/44 Sq M  
Balcony external area = 20 Sq Ft/2 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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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>	84	84
(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	

## 30 Lionheart Court

Sewardstone Road, Waltham Abbey, EN9 1NP

PRICE  
REDUCED



PRICE REDUCTION

Asking price £280,000 Leasehold

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

~

An almost new and stunningly attractive spacious one bedroom second floor apartment with WALK OUT BALCONY situated within a MCCARTHY STONE retirement living development.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





Lionheart Court, Sewardstone Road,

1 Bed | £280,000

**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 £30). 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 extremely well presented one bedroom apartment. The

apartment is situated on the second floor with direct access to a walk out balcony. \*early viewings advised\*

**Entrance Hall**  
Front door with spy hole leads to the; entrance hall - The 24 hour Tunstall emergency response system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors also lead to the living room, bedroom and shower room.

**Living Room**  
A bright and airy living room with the benefit of a large window which allows lots of natural light in and incorporates a French door which leads onto a covered walk out balcony which is large enough to house a small table and chairs. The spacious living room provides ample space for dining. TV & telephone points, two ceiling light points and raised power points.

**Kitchen**  
Fully fitted modern kitchen with an excellent range of base and wall cupboards and drawers with contrasting work surfaces and splash back. Composite sink with drainer sits below the electronically operated window. Waist height (for minimal bend) unused Bosch electric oven. Microwave. Unused four ring electric ceramic hob with stainless steel extractor hood over. Integrated fridge/freezer. Tiled flooring and ceiling lighting.

**Bedroom**  
A generously sized double bedroom benefiting from a large double glazed window and features a large walk in wardrobe housing shelving and hanging rails. TV and phone point, central ceiling light and raised power points.

**Shower Room**  
Modern tiled and fitted with a double walk in shower with glass screen and support rail. WC; vanity unit with sink and mirror above. Electric towel warmer. Emergency pull cord.

**Service Charge**

- 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 does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please please contact your Property Consultant or House Manager. The service charge is £2,614.41 for the financial year ending 28/02/2026.

**\*\*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 Information & Services**  
**\*\* Entitlements Service\*\*** Check out benefits you may be entitled too, to support you with service charges and living cost's.  
**\*\* 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.



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