



- RETIREMENT FLAT
- FIRST FLOOR
- ONE DOUBLE BEDROOM
- NEWLY FITTED KITCHEN

Cobbinsbank, Waltham Abbey, EN9 1NY

PRICE: £155,000 LEASEHOLD

Being offered CHAIN FREE an opportunity for the over 55s an opportunity to purchase this recently refurbished one double bedroom first floor retirement being within easy access of the town centre, bus routes and local amenities. Communal lounge, gardens and parking. An internal viewing is strongly recommended.



Property Description

Cobbinsbank is an established residential retirement block which benefits from a communal residents lounge, laundry room and communal gardens. Situated within easy access of the town centre, local amenities and M25 motorway.

Larsens Park is close by and there are local convenience stores for day to day needs opposite the property. The bus stop immediately outside the property offers a regular service to both the town centre and Waltham Cross for more comprehensive facilities including the BR station into London Liverpool Street.

The accommodation comprises a hallway with a built in storage cupboard, walk in airing cupboard and providing access to the bedroom, bathroom and lounge.

A recently decorated and generous size lounge overlooks the front aspect with an arch leading to the kitchen with fitted wall and base units, and contrasting work surfaces and new electric cooker, there is also a washing machine to remain.

The bedroom has a built in wardrobe and a recently refurbished shower room complete this property.

Externally there are communal gardens comprising lawn areas with flower and shrub beds and residents parking.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

9' 4" x 4' 1" (2.84m x 1.24m)

LOUNGE

17' 10" x 10' 7" (5.44m x 3.23m)

KITCHEN

8' 00" x 6' 6" (2.44m x 1.98m)

SHOWER ROOM

5' 3" x 6' 6" (1.6m x 1.98m)

BEDROOM

12' 10" x 8' 6" (3.91m x 2.59m)

EXTERIOR

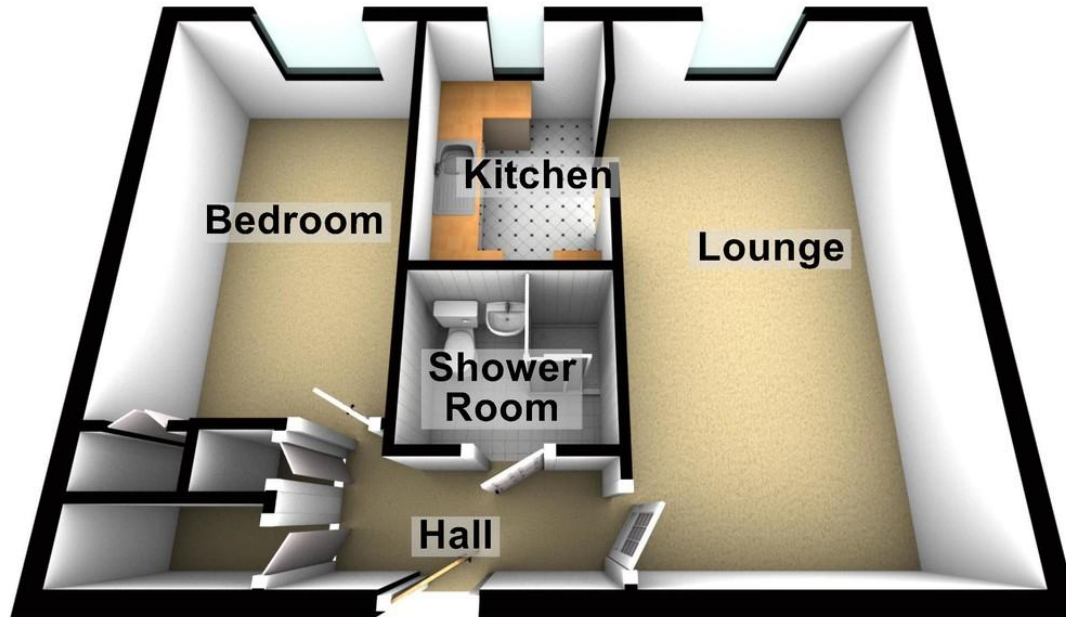
WELL MAINTAINED COMMUNAL GARDENS

COMMUNAL PARKING

Free permit parking on a first come first serve basis



First Floor



TENURE AND CHARGES

Council Tax Epping Forest District Council Band B
 Tenure - Leasehold 87 years unexpired
 Management Charge £181 Per Month

UTILITIES AND SUPPLIERS

Electricity - EON
 Water - Thames Water
 Sewage - Thames Water
 Heating - Electric Storage Heating
 Broadband - Basic 8 Mbps Superfast 71 Mbps
 Mobile Signal and Coverage EE Vodafone Three O2
 Flood Risk - Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements