



- RETIREMENT FLAT FOR OVER 60'S
- ONE BEDROOM
- BALCONY
- LOUNGE

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

PRICE: £139,999 LEASEHOLD

Being offered chain free an opportunity for the over 60's to purchase this well presented and spacious one bedroom first floor retirement apartment benefiting from a balcony and being within walking distance of local shops and transport facilities. Communal lounge, Communal parking. Internal viewing recommended.





## Property Description

Edwards Court is popular retirement development for residents aged 60 or over being within walking distance of The Old Pond with its shopping facilities and variety of eateries and local amenities. Cheshunt BR station is within approx. one mile offering a regular service into London.

The development offers facilities associated with a retirement property including a residents communal lounge, laundry facilities and lift to all floors. There is free resident parking on a first come first served basis along with established communal gardens.

This particular property is located on the first floor of the development and benefits from a PERSONAL BALCONY .

The well presented accommodation in brief comprises an entrance hall, providing access to lounge, bedroom and shower room.

The lounge is a generous size, with an open plan access to the kitchen which has a range of fitted wall and base units with contrasting work surfaces and built in oven and hob.

The bedroom has fitted wardrobes and double doors leading to a walk on balcony.

A fully tiled shower room complete this property.

The property is being offered chain free and benefits from an un-expired lease of 89 years.







## ACCOMMODATION IN BRIEF COMPRISES:

Well maintained communal entrance halls giving access to personal front entrance door

### ENTRANCE HALL

8' 10" x 3' 1" (2.69m x 0.94m)

### LOUNGE

18' 3" x 10' 4" (5.56m x 3.15m)

### KITCHEN

5' 5" x 7' 3" (1.65m x 2.21m)

### BEDROOM

12' 4" x 8' 9" (3.76m x 2.67m)

### SHOWER ROOM

5' 3" x 6' 9" (1.6m x 2.06m)



## EXTERIOR

### COMMUNAL GARDENS

Lawned communal gardens

### COMMUNAL PARKING

Resident parking on a first come first serve basis.

## CHARGES

Council Tax Broxbourne Borough Council Band C

Tenure - Leasehold 89 Years unexpired

Service Charge £3378 Per Annum Includes Water Supply

Ground Rent £536 Per Annum



## UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - included within the service Charge

Sewage - Mains - Included within the service charge

Heating - Electric Storage Heating

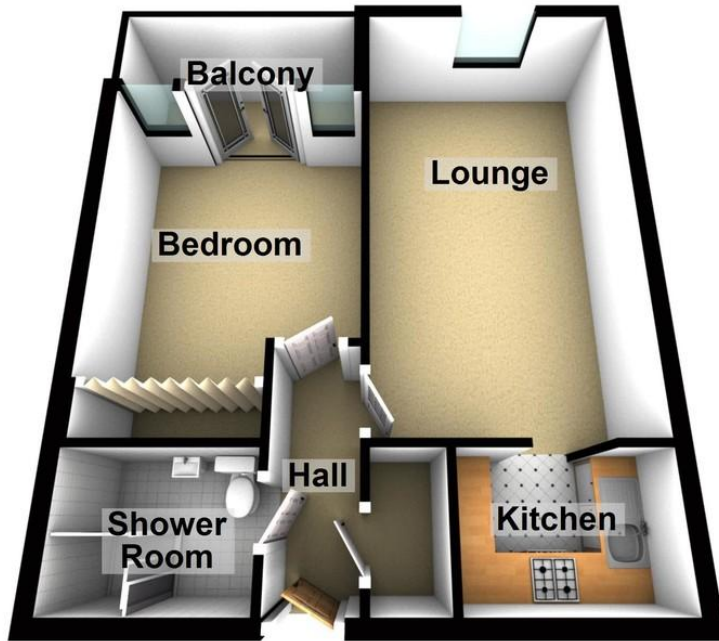
Broadband and speed - SKY Ultrafast

Mobile Signal and coverage Vodafone EE THREE O2

Flood Risk - None



## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	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