



- RETIREMENT FLAT
- FIRST FLOOR
- ONE BEDROOM
- KITCHEN

Cobbinsbank, Farm Hill Road, Waltham Abbey, EN9 1NY

PRICE:£140,000 LEASEHOLD

Being offered CHAIN FREE an opportunity for the over 55's to purchase this first floor one bedroom warden controlled retirement flat. Being within easy access of the town centre and local amenities. Communal resident Lounge - Laundry Room - Free resident parking.



## Property Description

Cobbinsbank is for persons aged 55 or over and is centrally located within easy access to Larsens recreational grounds, local convenience store and the bus stop is immediately outside the property.

The development has residents lift, communal lounge/social area, free parking bays and the flats are supported with an in house warden in the mornings and thereafter a 24/7 care-line support.

This particular flat is located on the first floor with a pleasant rear aspect overlooking Larsens Park.

The accommodation comprises an entrance hall with built in storage cupboard and provides access to the lounge, bedroom and bathroom.

The generous size lounge overlooks Larsens Park and has an open plan access to the modern fitted kitchen which has a range of fitted wall and base units with contrasting work surfaces and built in oven and hob, the kitchen also enjoys views over Larsens Park.

A generous size bedroom has a fitted wardrobe and overlooks the rear.

A part tiled bathroom with a coloured three piece suite complete the interior.

Externally there are communal gardens and free resident parking.





#### **HALL**

8' 7" x 4' 6 Max" (2.62m x 1.37m)

#### **LOUNGE**

17' 11" x 10' 4" (5.46m x 3.15m)

#### **KITCHEN**

10' 8" x 5' 2" (3.25m x 1.57m)

#### **BATHROOM**

6' 6" x 5' 00" (1.98m x 1.52m)

#### **BEDROOM**

13' 1 Max" x 8' 6" (3.99m x 2.59m)

#### **COMMUNAL GARDENS**

#### **FREE RESIDENTS PARKING**



#### **CHARGES**

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 125 Years from July 1986 (86 years unexpired)

Service Charge - £219.97 per month includes Ground Rent

Ground Rent - Nil

#### **UTILITIES AND SUPPLIERS**

Electricity - Mains – EDF Energy

Water - Mains - Thames Water

Sewage - Mains -Thames Water

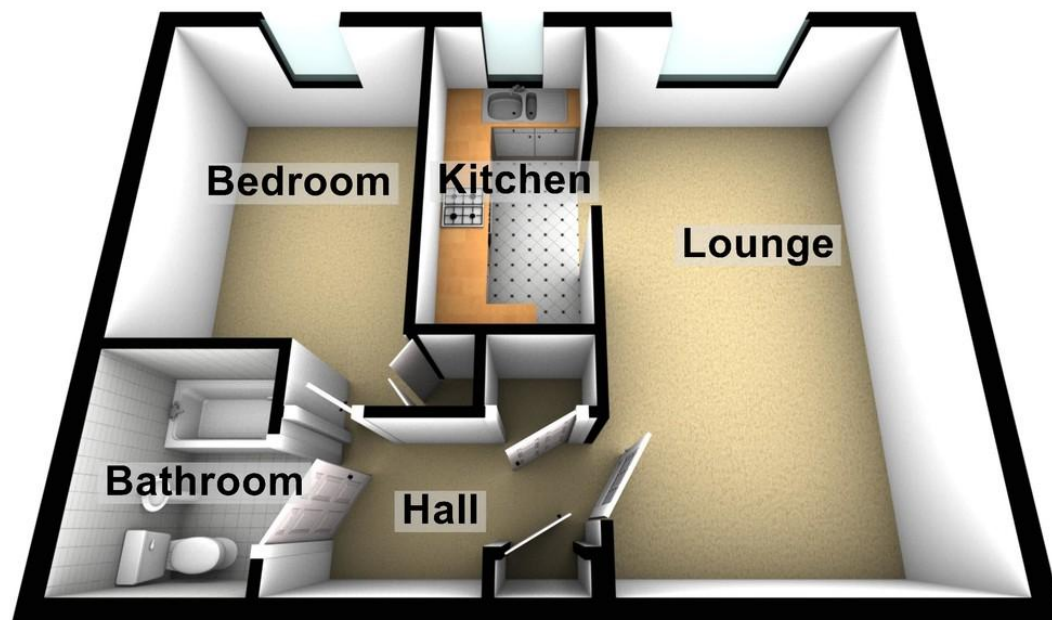
Heating - Electric Storage Heating

Broadband - (various providers available)

Mobile Signal and Coverage Vodafone Three EE O2



## First Floor



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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