



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



**welcome to**

**Edwards Court Turners Hill, Waltham Cross**

William H Brown are delighted to bring to the market this lovely one bedroom retirement property which is warden controlled. There are double doors leading out to communal gardens too and there is also the added benefit of a communal laundry room, lounge and parking. An early viewng is a must!



**Accommodation Comprising Of:****Entrance Hall**

Storage cupboard.

**Lounge**

20' 1" x 10' 6" ( 6.12m x 3.20m )

Electric heater, gas fire, patio doors.

**Kitchen**

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

Wall and base units with complimenting worktops, electric hob, integrated fridge freezer, vinyl floor, sink unit.

**Bedroom 1**

14' x 8' 7" ( 4.27m x 2.62m )

Double glazed window to front aspect, built in wardrobe, electric radiator.

**Bathroom**

Shower cubicle, WC, wash hand basin, vinyl floor, chrome heated radiator.



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## Edwards Court Turners Hill, Waltham Cross

- Ground floor
- One double bedroom
- Communal gardens
- Communal laundry room and lounge
- Parking

Tenure: Leasehold EPC Rating: C

**£160,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BRX108269 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)