



ABSOLUTE
PROPERTY

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**Cliff Richard Court High Street, Waltham Cross
Hertfordshire EN8 0BE**

£1,050

RETIREMENT PROPERTY – Over 60's!!!! A one-bedroom retirement apartment located in Cheshunt close to multitude of local shops and amenities available such as The Cheshunt Centre and Brookfield Shopping Park. Benefits Include Lounge/Diner, Refurbished kitchen, built in wardrobes, modern shower room and comes with 24-hour emergency call system. Viewing is highly recommended. Available for occupation 31st August onwards.



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Entrance Hall

The entrance door from the communal hall opens to the hallway, with carpeted flooring, a large walk-in storage cupboard and doors to the living/dining room, the bedroom and the bathroom.

Living/Dining Room

Offering generous space for furniture for both living and dining, with a double glazed window and wood flooring. Opens to the:

Kitchen

Fitted with a range of modern wall and base units with worktops over and a double glazed window. Inset stainless steel sink basin with a drainer and mixer tap, and an integrated electric oven, countertop hob and overhead extractor hood with space for further appliances.

Bedroom

Large double size room with a double glazed window, carpeted flooring and built-in wardrobes with mirror fronted doors.

Shower Room

Comprising a WC, a vanity unit fitted wash hand basin with a mirror over, and a spacious shower enclosure with handrails.

EXTERNAL:

The development features beautifully maintained and extensive communal gardens with laid to lawn and patio areas, and a car park for residents and visitors.

COMMUNAL AREAS:

There are communal areas inside the development including a residents lounge, laundry room and guest suite. There is a lift to all floors, a house manager and a 24 hour emergency call system.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year	A	100-125 g/m ² /year	A
126-150 kWh/m ² /year	B	126-150 g/m ² /year	B
151-175 kWh/m ² /year	C	151-175 g/m ² /year	C
176-200 kWh/m ² /year	D	176-200 g/m ² /year	D
201-225 kWh/m ² /year	E	201-225 g/m ² /year	E
226-250 kWh/m ² /year	F	226-250 g/m ² /year	F
251-300 kWh/m ² /year	G	251-300 g/m ² /year	G

For energy efficient - higher rating costs
For environmental friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC