

12 Acorn Court, Hertfordshire, EN8 7GB



Price: £95,000

Lease: 94 years and 6 months

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO PATIO AREA.

Acorn Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. Conveniently situated opposite local shops, bus stop outside the Development and within close proximity to Waltham Cross shopping centre, Railway Station and Cedars Park. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises

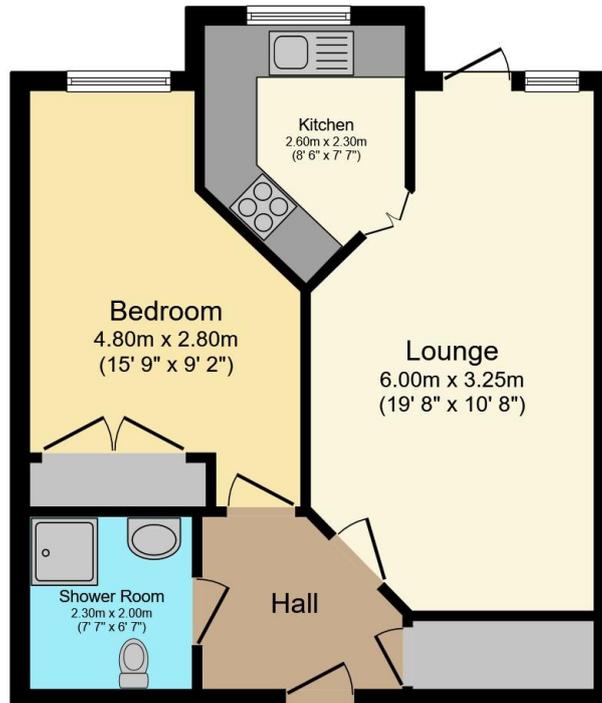
- Residents' lounge
- Communal Laundry
- Gardens and Guest Suite
- Development Manager
- Minimum Age 60
- Lift to all floors (in main building)
- 24 hour emergency Appello call system
- Lease: 125 years from 1995
- Service Charge £3121.48
- Ground Rent £519.20



For more details or to make an appointment to view, please contact **Mandy Abbott**

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Total floor area 46.3 sq.m. (498 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**For Financial Year Ending: 31/08/26**

**Annual Ground Rent: £519**

**Ground Rent Period Review: 01/07/2039**

**Annual Service Charge: £3121.48**

**Council Tax Band: C**

**Event Fees: 1% Transfer, 1% Contingency**

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