



## 4 Silverbirch Court Friends Avenue, Cheshunt, Hertfordshire, EN8 8LZ

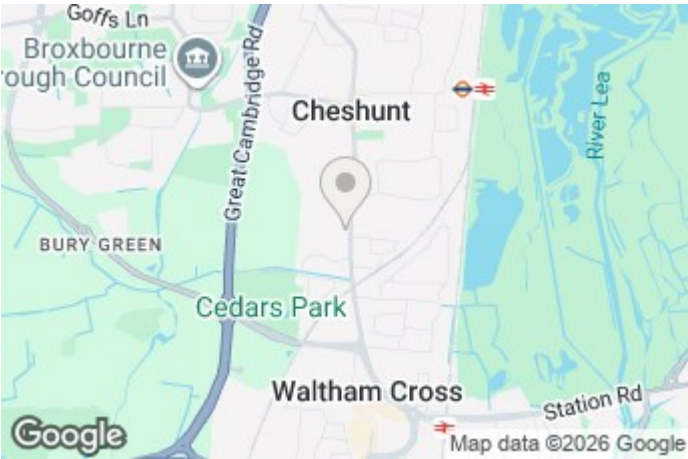
### ■ LET BY LANES LETTINGS!

OVER 60'S ONLY! AVAILABLE EARLY OCTOBER! Lanes Lettings are delighted to offer this well-presented one bedroom GROUND FLOOR property, available exclusively to residents aged 60 and over. Ideally suited to those looking for comfortable, low-maintenance living within a welcoming and sociable community.

Upon entering, you are welcomed by a spacious entrance hallway with a large storage cupboard. The generous double bedroom is located to the right and benefits from fitted wardrobes, while the modern shower room is positioned directly ahead and features a convenient walk-in shower.

The bright and spacious open-plan living/dining room provides a comfortable space for relaxing, with direct access to the communal gardens. The fully equipped kitchen is located just off the living area

## £1,200 Per Month



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

