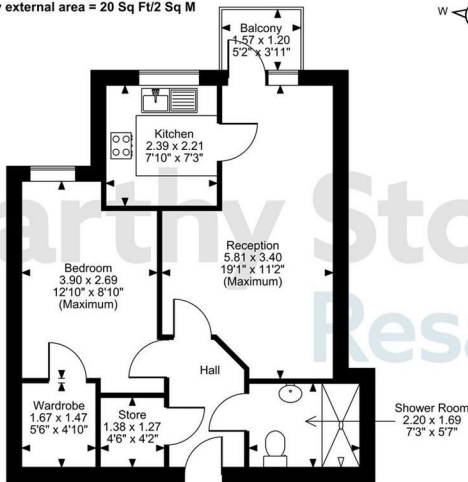


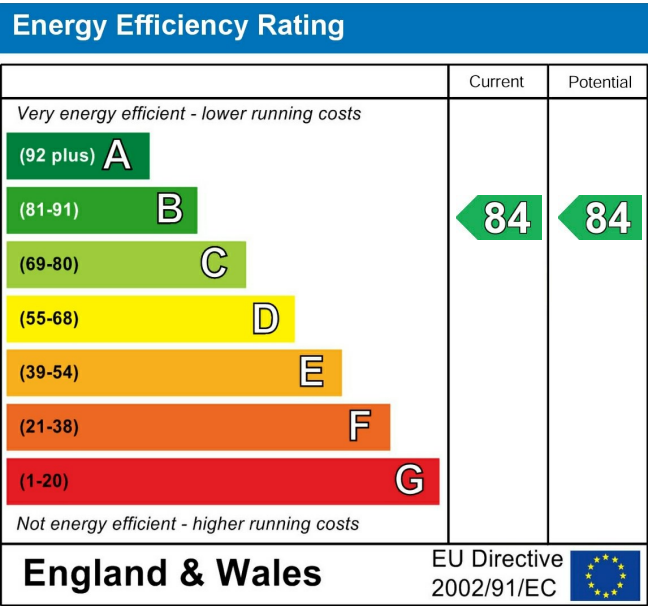
Lionheart Court, Sewardstone Road, Waltham Abbey, Essex  
Approximate Gross Internal Area  
478 Sq Ft/44 Sq M  
Balcony external area = 20 Sq Ft/2 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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Registered in England and Wales No. 10716544



## 30 Lionheart Court

Sewardstone Road, Waltham Abbey, EN9 1NP

1 Council Tax Band: C

Looking for the perfect retirement property?  
If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Lionheart Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £230,000  
Leasehold

0345 556 4104  
resales@mccarthyandstone.co.uk  
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- A well presented One Bedroom Apartment
- Walk Out Balcony
- House Manager
- Guest suite
- Landscaped gardens
- Mobility scooter charging point
- 24-hour emergency call system in communal areas
- Security entry system
- Homeowners' lounge
- Part Exchange & Entitlements Advice Available

McCarthy & Stone  
Resales.

★ Trustpilot ★★★★★ Rated Excellent

# 30 Lionheart Court, Waltham Abbey

 1 |  1 | Asking price £230,000

## Lionheart Court

Lionheart Court is a McCarthy Stone retirement living development of 52 apartments situated on the Sewardstone Road in the charming historic market town of Waltham Abbey. Lionheart Court has been designed and constructed for modern living, the apartments have Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The residents' lounge is a great space for social events and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £30). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the residents lounge and other communal areas.

## Local Area

Waltham Abbey is a unique yet traditional market town. Alongside 16th-century timber-framed buildings sits the beautiful Art Nouveau town hall. And its royal connections, which alongside King Harold include Henry II and Henry VIII, mean the town is brimming with fascinating stories to tell. Set in the grounds of the old abbey, Waltham Abbey Gardens are rich in history. With the abbey once one of the largest Augustinian abbeys in the country, the gardens feature information panels that bring its fascinating history to life. The beautiful rose gardens are the perfect place to enjoy a little peace and quiet or perhaps even a picnic. And, if you walk just a little further, you'll enter Cornmill Meadows, a unique habitat that is home to a thriving variety of dragonflies and damselflies. The development is conveniently located for all your shopping needs. For everyday essentials, you'll find a Tesco Superstore right on your doorstep, just a short walk away. The Pavilions Shopping Centre, which has a range of shops, cafés, and a pharmacy, is also only 3.5 miles away

## Apartment Summary

A well presented one bedroom apartment situated on the SECOND FLOOR. This apartment boasts a modern kitchen with integrated appliances, double bedroom, shower room and

spacious living area with direct access to a walk out balcony. Lionheart Court, a McCarthy Stone retirement living development is nestled in Waltham Abbey and features communal gardens, a communal lounge where social events take place as well as a house manager.

\*Entitlements Advice and Part Exchange available\*

## Social Lifestyle

The Communal Lounge is at the heart of the community at Lionheart Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Service Charge

- Onsite House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please please contact your Property Consultant or House Manager. The service charge is £2,686.14for the financial year ending 28/02/2027.

\*\*Entitlements Service\*\* Check out benefits you may be entitled to

## Leasehold

999 years from 1st Jan 2021  
Ground rent: £425 per annum  
Ground rent review: 1st Jan 2036

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## Additional Information & Services

- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

