



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 two bedroom retirement property which is warden controlled. An early viewing is a must!



Accommodation Comprises Of:

Entrance Hall

Storage cupboard.

Lounge

16' 9" x 13' 4" (5.11m x 4.06m)

Double glazed window to side aspect, doors to balcony, storage cupboard.

Kitchen

9' 2" x 6' 4" (2.79m x 1.93m)

Integrated oven, vinyl flooring, space for washing machine.

Bedroom 1

10' x 9' 2" (3.05m x 2.79m)

Double glazed window to side aspect, double glazed window to rear aspect, fitted wardrobe, storage cupboard.

Bedroom 2

11' 11" x 6' 8" (3.63m x 2.03m)

Double glazed window to front aspect, storage cupboard, fitted wardrobe.

Bathroom

Walk in shower cubicle, wc, wash hand basin, vinyl flooring, tiled walls.



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Edwards Court Turners Hill, Waltham Cross

- Two bedrooms
- Lovely condition
- Retirement home
- Bathroom
-

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5160.00

Ground Rent: 600.00

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.

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109776 - 0002

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.



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