

23 Silver Birch Court

Friends Avenue, Cheshunt, Hertfordshire, EN8 8LZ



PRICE: £99,500

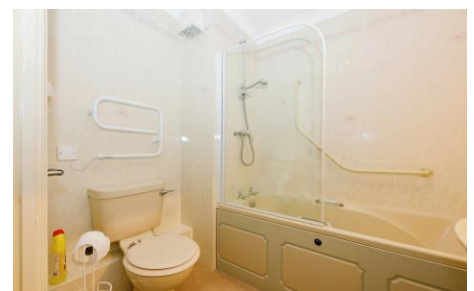
Lease: 125 years from 2002

Property Description:

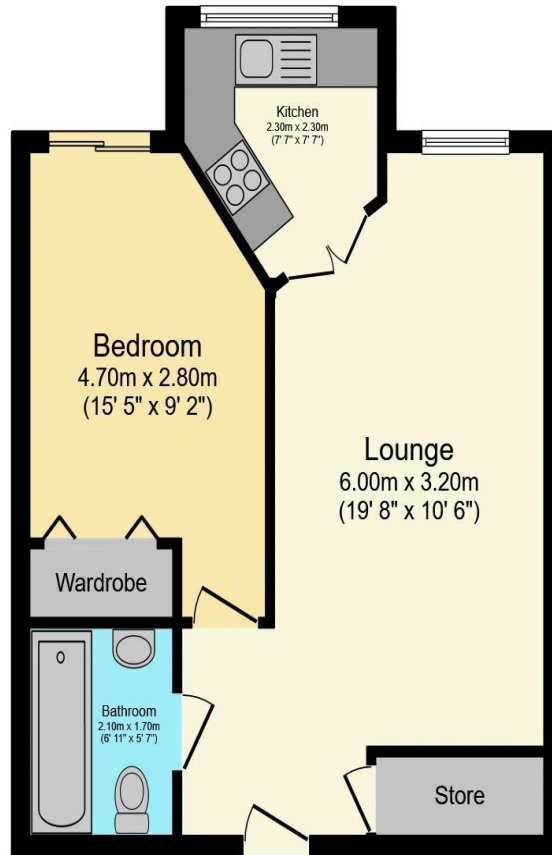
A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR Silver Birch Court was constructed by McCarthy and Stone (Developments) Ltd and comprises 44 properties arranged over two buildings. The main building contains numbers 1 -40 (minus 13) and includes the Guest Suite. There are 4 floors served by a lift. The Annex has 5 two bedroom flats which includes the Development Managers flat. Situated in this quiet Residential area yet close to all local amenities including shops and bus routes. 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 an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents are to be 60 and over. Please speak to our Property Consultant if you require information regarding

Residents' lounge
Communal Laundry
24 hour emergency Appello call system
Minimum Age 60
Lift to all floors

Guest Suite
Development Manager
Price to include carpets and light fittings
Lease: 125 years from 2002



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



Total floor area 45.0 m² (484 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.08.24

Annual Ground Rent:

£350.00

Ground Rent Period Review:

2025

Annual Service Charge:

£3190.24

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

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Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.