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Friends Avenue, Cheshunt | EN8 8LZ

£120,000 | Leasehold

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SITUATED CLOSE TO STATION A one bedroom CHAIN FREE GROUND FLOOR assisted independent living flat for the over 60's which has the benefit of a on site development manager and multiple communal areas such as Lounge, Laundry Area & Gardens. This ground floor flat has 24-hour emergency call system and has a lift to all floors.



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Entrance Hall

Front door from communal hallway, security entry system, storage cupboard, doors off

Lounge

Casement door to communal garden, tv point, storage heater, decorative fireplace, double doors to kitchen

Kitchen

Fitted with wall and base units with work surfaces over, incorporating a single drainer sink unit with mixer taps, built in oven and hob with extractor fan above, window

Bedroom

Window to rear, storage heater, built in cupboard

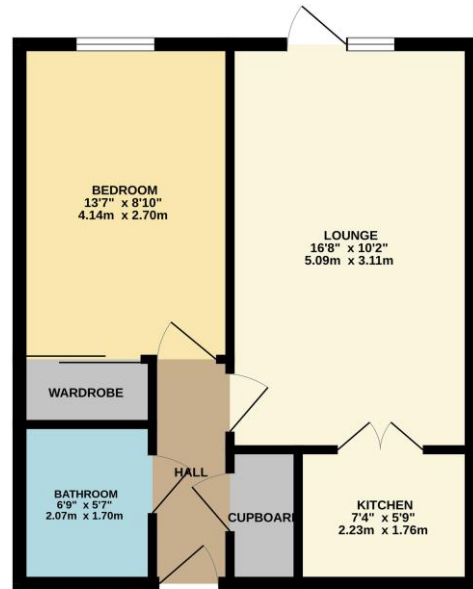
Shower Room

Fitted with a suite comprising low flush w/c, wash hand basin with cupboard below and mixer taps, walk in shower cubicle with shower attachment, fully tiled walls, extractor fan

Communal Grounds

Benefitting from a communal lounge, laundry room, gardens

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA - 445 sq ft (41.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Bluebeam® SOFT2

Lease Remaining	125 years from 2002
Service Charge	£3000 per annum
Ground Rent	£250 per annum
Council Tax	C
EPC Rating	

The Brookfield Centre, Cheshunt, Herts, EN8 0NN

T: 01992 781100

E: cheshunt@paulwallace.co.uk

www.paulwallace.co.uk



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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.