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Edwards Court, Cheshunt | EN8 8SA

£149,995 | Leasehold

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CHAIN FREE ONE BEDROOM GROUND FLOOR RETIREMENT FLAT. Benefiting from DIRECT ACCESS TO COMMUNAL GARDENS, Lounge, Kitchen, Bathroom/ w.c. Town Centre Location.



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GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

The property is entered via security entry system to communal areas.  
Own front door to:

**Entrance Hall**

Storage cupboard and doors off to:

**Lounge**

Window to rear and French doors opening to gardens, decorative fireplace, t.v aerial point, storage heater, two wall light points, coved ceiling, door to:

**Kitchen**

Window to rear, fitted with a range of wall and base units with single drainer stainless steel sink unit, double oven and hob with extractor over, tiled splash backs, coved ceiling.

**Bedroom**

Window to rear, storage heater, coved ceiling, two wall light points, built in wardrobes.

**Bathroom/WC**

Fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below, panel enclosed bath, fully tiled walls, blower heater.

**Exterior**

Communal gardens.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and other items are approximate and are responsible to those for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The accuracy, appropriateness and application of these plans are not guaranteed as to their usability or efficiency for the given floor plan (Hertfordshire Council).

|                 |          |
|-----------------|----------|
| Lease Remaining | 91 years |
| Service Charge  | £590     |
| Ground Rent     | £1375    |
| Council Tax     | C        |
| EPC Rating      | C        |

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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.