



Edwards Court, Turners Hill, Cheshunt | EN8 8SA

£120,000 | Leasehold

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SITUATED IN THE HEART OF THE TOWN CENTRE is this TWO bedroom first floor RETIREMENT APARTMENT with LIFT, lounge with SOUTH FACING BALCONY, kitchen, shower room, communal facilities, CHAIN FREE (part exchange considered)





Entrance

The property is entered via communal entrance to communal entrance hall with stairs and LIFT to first floor. Own front door to:

Entrance Hall

Coved ceiling, airing cupboard, storage cupboard.

Lounge

Window to side, television aerial point, coved ceiling, three wall light points, storage heater, arch to kitchen and access to:

SOUTH FACING BALCONY

providing outside space.

Kitchen

Window to rear and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit, built in oven and hob with extractor hood, space for fridge freezer.

Bedroom One

Window to rear, two wall light points, built in mirror fronted wardrobes with dresser unit, storage heater, coved ceiling.

Bedroom Two

Window to rear, storage cupboard, coved ceiling, two wall light points, built in mirror fronted wardrobes.

Bathroom/ W.C

Fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below, walk in shower with fitted seat, heated towel rail, fully tiled walls.

Communal Facilities

Include residents lounge, laundry room and guest suite.

Exterior

Communal grounds surround the property.

Lease Remaining	TBC
Service Charge	£3,768.32
Ground Rent	£590
Council Tax	C
EPC Rating	B

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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.