



High Street, Waltham Cross | EN8 7GB

£105,000 | Leasehold



****WITHIN EASY REACH OF TOWN CENTRE & CHAIN FREE ** ONE BEDROOM first floor RETIREMENT APARTMENT for the over 60's, lounge, fitted kitchen, bathroom/ w.c, COMMUNAL FACILITIES, security entry system, lift access to all floors.**





Entrance

The property is entered via security entry system to communal entrance hall with stairs and lift to all floors. First floor, own front door to:

Entrance Hallway

Coved ceiling, storage heater, airing cupboard, storage cupboard, doors leading to:

Lounge

Double glazed window to rear, coved ceiling, storage heater, door to:

Kitchen

Double glazed window to rear, coved ceiling, lino flooring, range of wall and base mounted units, Integral oven, space for fridge, space for freezer, induction hob with extractor fan above, roll top work surfaces over, part tiled walls, single stainless steel sink with draining unit and pillar taps

Bedroom One

Double glazed window to rear, integrated wardrobe, coved ceiling, storage heater

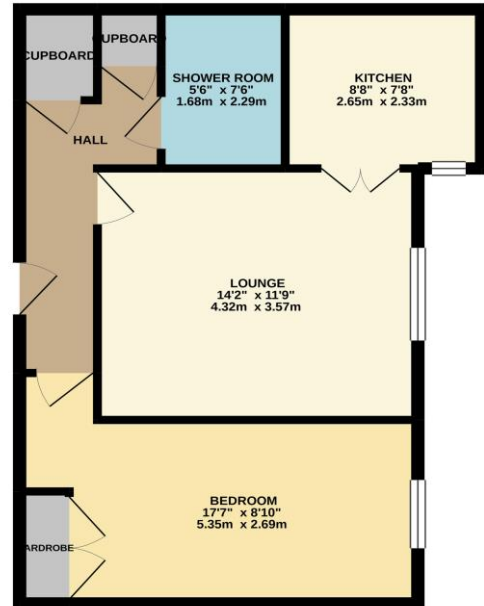
Bathroom

Coved ceiling, lino flooring, tiled walls, fitted with a suite comprising low level w/c, vanity wash hand basin with mixer taps, walk in shower cubicle with electric shower attachment

Communal Facilities

Residents lounge & laundry room. Communal grounds surrounding the property together with parking.

FIRST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq ft. (48.6 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of above, windows, doors 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 operability or efficiency can be given.
Made with floorplan 10/2021

Lease Remaining	98
Service Charge	£2600
Ground Rent	£648
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.