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Silver Birch Court, Cheshunt | EN8 8LZ

£110,000 | Leasehold

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SITUATED CLOSE TO STATION A one bedroom CHAIN FREE FIRST 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, airing cupboard, storage heater

Lounge

Window to front, storage heater, tv point, fireplace, doors to kitchen

Kitchen

Window to front, fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit with mixer taps, built in oven and hob, fridge and freezer (to remain), tiled splash backs

Double Bedroom

Twin front aspect, storage heater, built in mirrored wardrobes along one wall

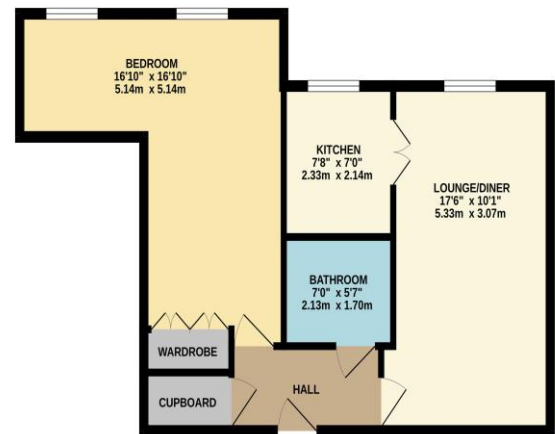
Shower Room

Fitted with a suite comprising low flush w/c, vanity wash hand basin with cupboard below, double walk in shower cubicle, fully tiled walls, wall mounted heater

Communal Grounds

Benefitting from a communal lounge, laundry room, gardens

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq. ft. (50.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, counts or any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here may not have been tested and no guarantee is made with respect to them.
Drawn with AutoCAD 2008

Lease Remaining	103 Years
Service Charge	£3,190 p/a
Ground Rent	£350 p/a
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.