



BISHOP'S COURT

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5 Bishops Court Churchgate, Cheshunt, Waltham Cross, EN8 9NG

£117,500





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Lanes are pleased to present this one bedroom ground floor warden controlled retirement apartment situated in Bishops Court. This property benefits from a double bedroom with fitted wardrobes plus a modern style shower room and kitchen area. This property also boasts a communal lounge area for socialising, well kept communal gardens and communal parking. Call now to arrange your viewing.



### Hallway

Storage heater, entry phone system, doors leading to lounge, shower room and main bedroom.

### Lounge

12'6" x 10'2" (3.81m x 3.10m)

Double glazed window to rear aspect, storage heater and archway leading to kitchen.

### Kitchen

10'4" x 4'6" (3.15m x 1.37m)

Tiled flooring, part tiled walls, eye and base level units with worktop surfaces, fitted cooker, electric hob with extractor hood, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer.

### Shower room

6'4" x 5'5" (1.93m x 1.65m)

Concealed low level WC, vanity sink with mixer tap, shower cubicle, heated towel rail, spotlights, tiled flooring, part tiled walls.

### Main bedroom

10'6"(into fitted wardrobe) x 8'9" (3.20m(into fitted wardrobe) x 2.67m)

Double glazed window to rear aspect, storage heater, fitted wardrobes, airing cupboard.

### Reference

CH6187/AX/EB/AX/231121



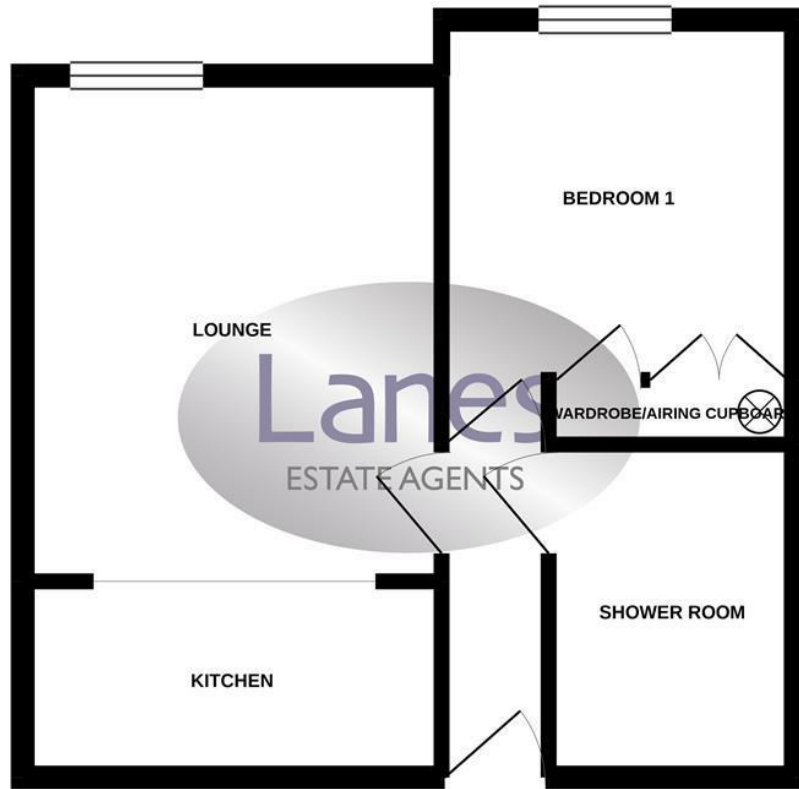








# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

