



11 Cliff Richard Court High Street, Cheshunt, Waltham Cross, EN8 0BE  
£95,000

**Lanes**  
ESTATE AGENTS

## 11 Cliff Richard Court High Street, Waltham Cross, EN8 0BE

Situated in Cliff Richard Court is this well presented spacious one bedroom ground floor warden controlled retirement apartment. The property benefits from a large living room and bedroom, well looked after communal lounge as well as communal gardens and laundry room. Chain free. Keys held, viewing is recommended.



## **Entrance Hall**

Doors leading to all rooms and Airing/Storage cupboard.

## **Lounge**

16'1" x 10" (4.90m x 3.05m)

Access to Kitchen area, electric fireplace, double glazed window to rear aspect and door leading to patio area.

## **Kitchen**

7" x 5'1" (2.13m x 1.55m)

Fitted electric cooker and hob with extractor hood, stainless steel sink and drainer with pillar taps. Eye and base level units, rolltop work surfaces and space for appliances.

## **Bedroom**

13" x 9'1" (3.96m x 2.77m)

Fitted Wardrobes and double glazed window to rear aspect.

## **Bathroom**

Panel enclosed bath with pillar taps and shower over, closed couple WC with vanity hand basin and pillar taps. Heated towel rail.

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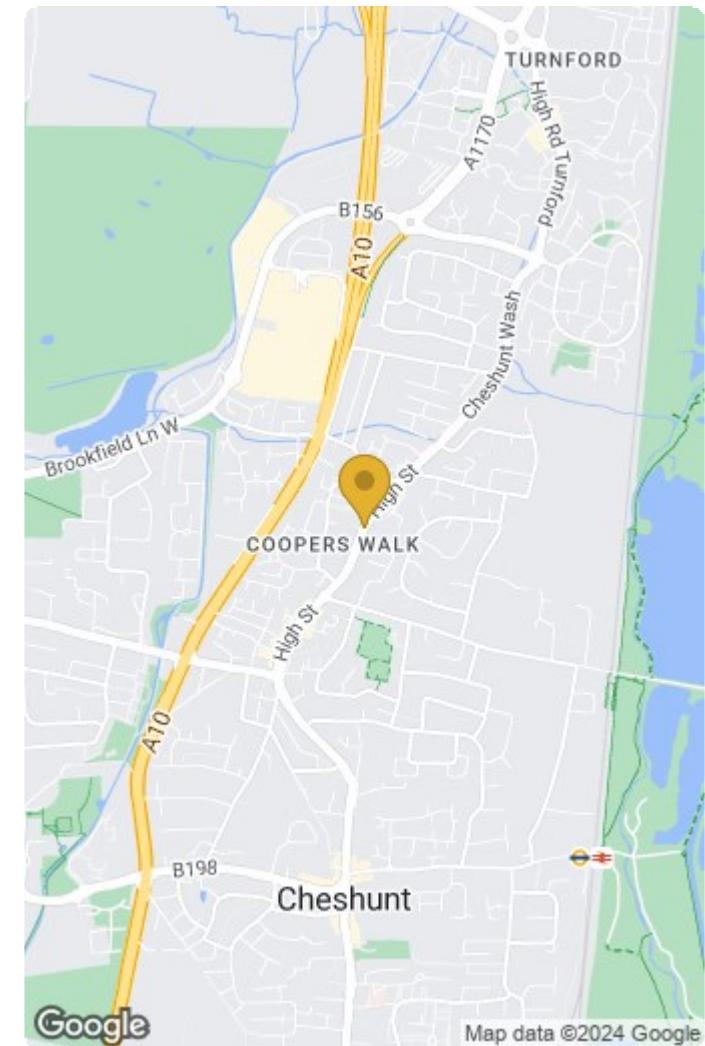
GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 402 sq.ft. (37.3 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy of the plan, 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)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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