

High Street, Waltham Cross, EN8 0BE



Offers In The Region Of £119,995

Kings Group - Cheshunt are delighted to offer this, ONE BEDROOM RETIREMENT APARTMENT for OVER 60'S ONLY.

The property is located in Cheshunt close to a multitude of local shops and amenities available such as The Cheshunt Centre and Brookfield Shopping Park.

The accommodation comprises LIVING/DINING AREA, fitted kitchen, DOUBLE BEDROOM and bathroom. There are the added benefits of a security entry phone system, communal gardens, communal living area, on site warden assistant, access to laundry room, residential activities and emergency ceiling pull cord. Internal viewing is recommended.

Entrance

Storage cupboard

Lounge

10'02 x 16'08 (3.10m x 5.08m)

Double glazed window to the front aspect, electric heater, carpeted flooring.

Kitchen

7'4 x 5'9 (2.24m x 1.75m)

Double glazed window to the front aspect, range of wall and base units with roll tops, sink unit with drainer, built electric hob and oven, integrated extractor hood, space for fridge freezer, plumbed for washing machine.

Bedroom

9'7 x 13'7 (2.92m x 4.14m)

Double glazed window to the rear aspect, fitted wardrobe, electric heater.

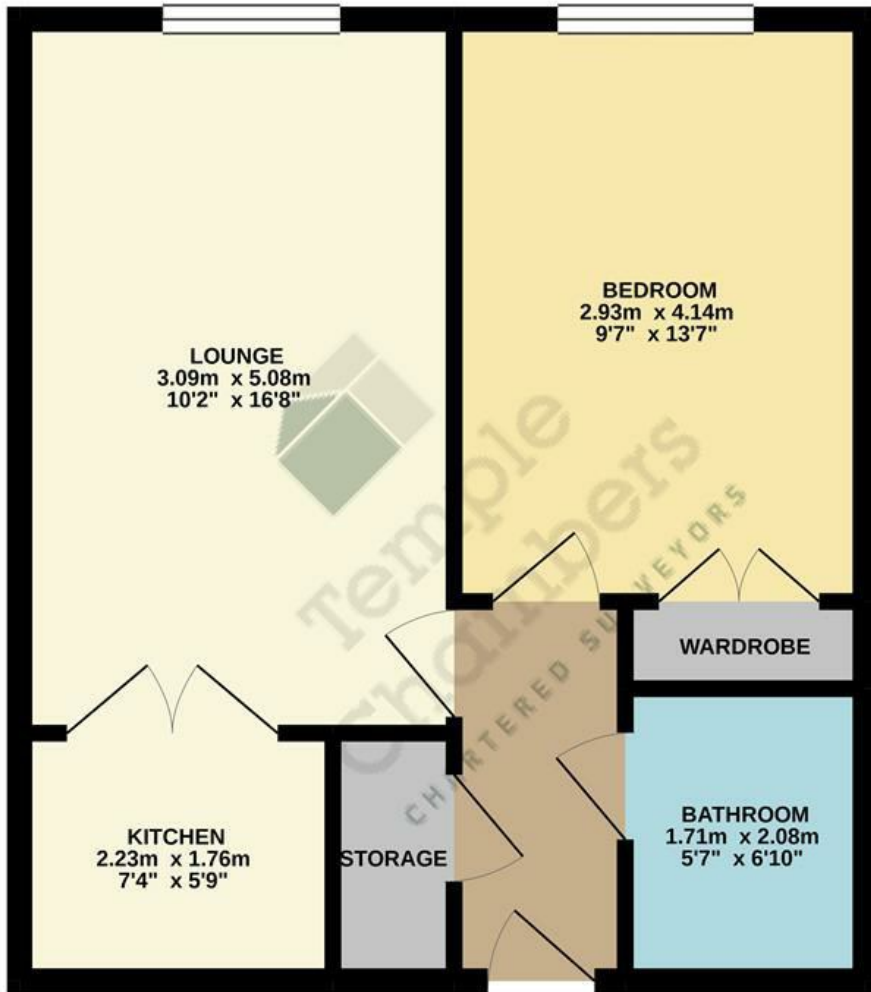
Bathroom

5'7 x 6'10 (1.70m x 2.08m)

Tiled walls, shower cubicle, vanity unit wash basin, extractor fan, electric heater



GROUND FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA : 41.2 sq.m. (443 sq.ft.) approx.

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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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		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Associated Offices in London, Essex and Hertfordshire

Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

