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Cheshunt  
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## Friends Avenue, Cheshunt EN8 8LZ



**£200,000 Leasehold**



Kings Group - Cheshunt are pleased to offer this CHAIN FREE, TWO BEDROOM RETIREMENT APARTMENT.

The property is located in just off Crossbrook Street which offers an abundance of local shops and amenities.

The accommodation comprises lounge, fitted kitchen, double bedroom and shower room.

There are the added benefits of a 24 hour emergency pull cord system, lift service, communal gardens, communal lounge, Careline alarm service, residents lounge, on site residential management staff, access to laundry room, a guest facilities and social activities such as bingo, parties, coffee mornings and many more.

Internal viewing is recommended.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

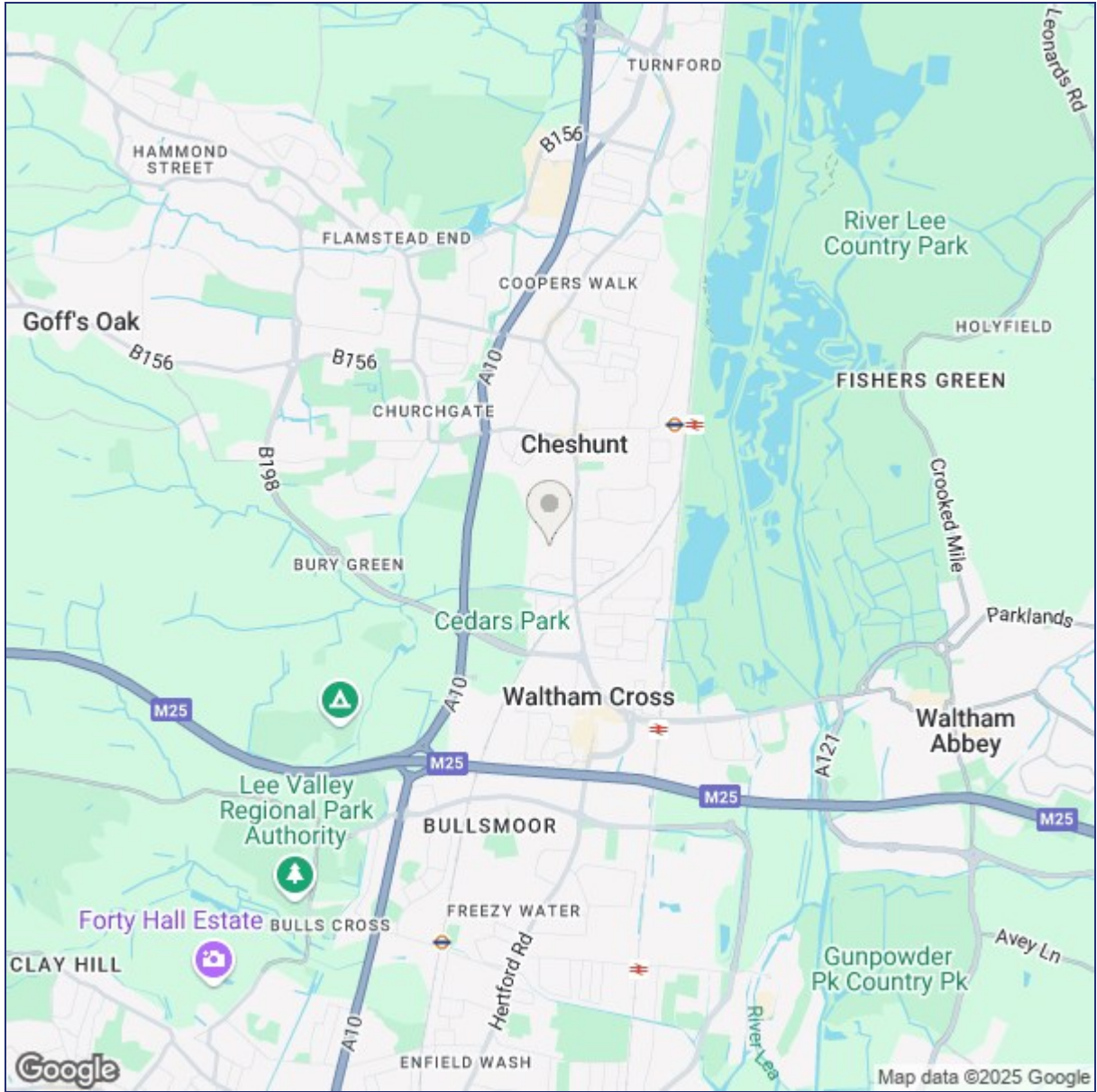
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 101 Years Reaming

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

(“These details are correct at time of going to press”).

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

