



Turners Hill, EN8 8SA
Waltham Cross





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Kings Group - Cheshunt are pleased to offer this beautifully presented FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT.

The property is located in Central Cheshunt close to local shops at Cheshunt Old Pond and amenities including the Laura Trott Leisure Centre and Cheshunt Library and Cheshunt Community Hospital. The accommodation comprises lounge, fitted kitchen, double bedroom and spacious bathroom. There are the added benefits of a security entry phone system, communal gardens, residents lounge, on site development manager, access to laundry room, a guest room and 24 hour emergency call system. Edwards Court also benefits from having residents parking and direct access into the property with the added benefit of a small outside area directly in front of the property lounge offering your own private area to sit and relax. Internal viewing is recommended please contact us on 01992 635 735 to arrange an appointment,

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

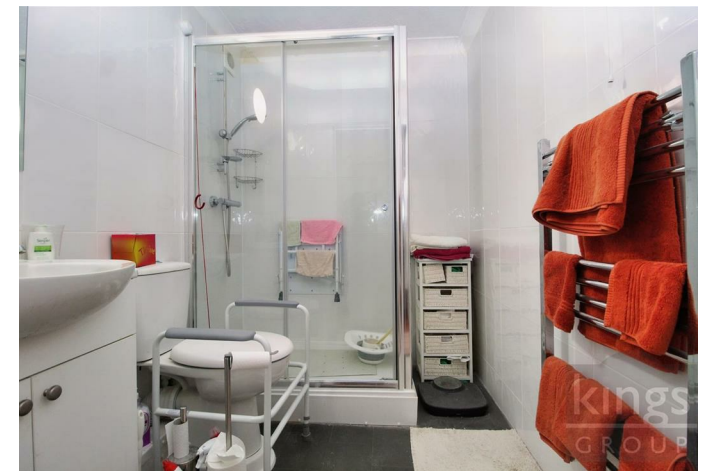
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 87 Years Remaining

Service Charge - £2400 Per Annum (Approx)

Ground Rent - £600 Per Annum (Approx)

£100,000



- ONE BEDROOM RETIREMENT APARTMENT
- CHAIN FREE
- JULIETTE BALCONY
- SECURITY ENTRY PHONE SYSTEM
- COMMUNAL GARDENS

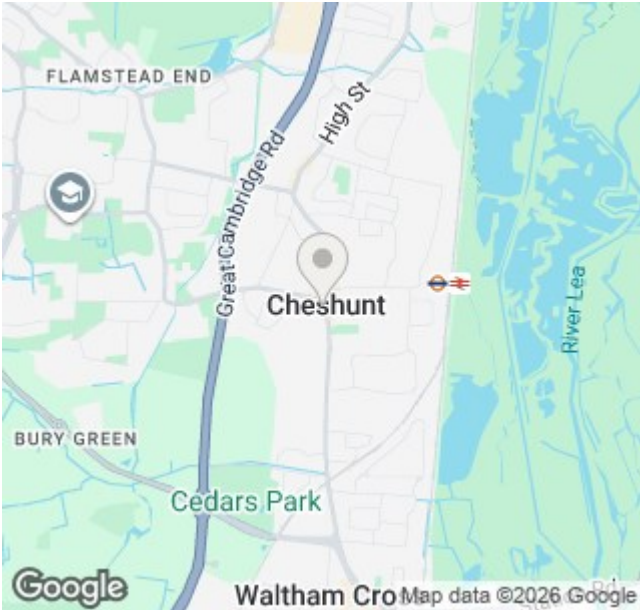
- OVER 60'S
- FIRST FLOOR
- WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES
- PUBLIC TRANSPORT LINKS CLOSE BY
- SOUGHT AFTER RETIREMENT RESIDENCY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

83

86



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are as described. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.