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## Lionheart Court, Sewardstone Road, EN9 1FQ



**£415,000 Leasehold**

\*\*\*Exclusively designed for the over 60s\*\*\*

Kings Group are delighted to offer to the market as the exclusive agent these new build high spec apartments for sale!

Situated in a commanding position off of Sewardstone Road, this development benefits from being a short walk to the town centre & amenities.

The bedrooms are all doubles with fitted wardrobes and ample space for freestanding storage or a dressing table. The fully tiled shower rooms are finished with a large shower cubicle and modern white hand basin and toilet. The living room is bright and airy leading to the adjoining kitchen, which has been furnished with high gloss, base and eye level units, granite work surface and splash backs.

The development itself consists of a communal lounge which is wonderfully modern, light and airy and is the ideal space to spend time with neighbours and friends. From a quick catch up, leisurely chat to a lively get together. Also there is a recently landscaped garden with a seated patio area to enjoy the rich tapestry of colours created by the trees, plants and shrubs.

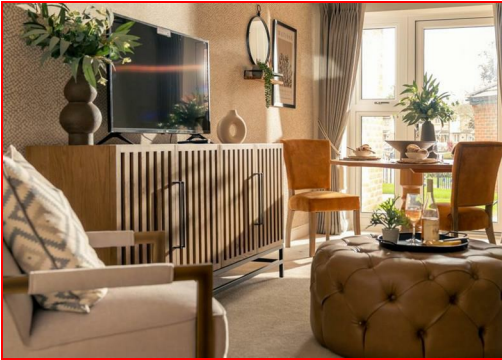
Parking is available to purchase along with visitors bays. The cost of window cleaning, garden maintenance are included in your service charge. The property comprises of brick and tile construction and has mains gas electric and water.

Lease 998 years.  
Ground rent £0.00pa.  
Service charge £3828.51.  
EPC rating B.  
Council tax band D.

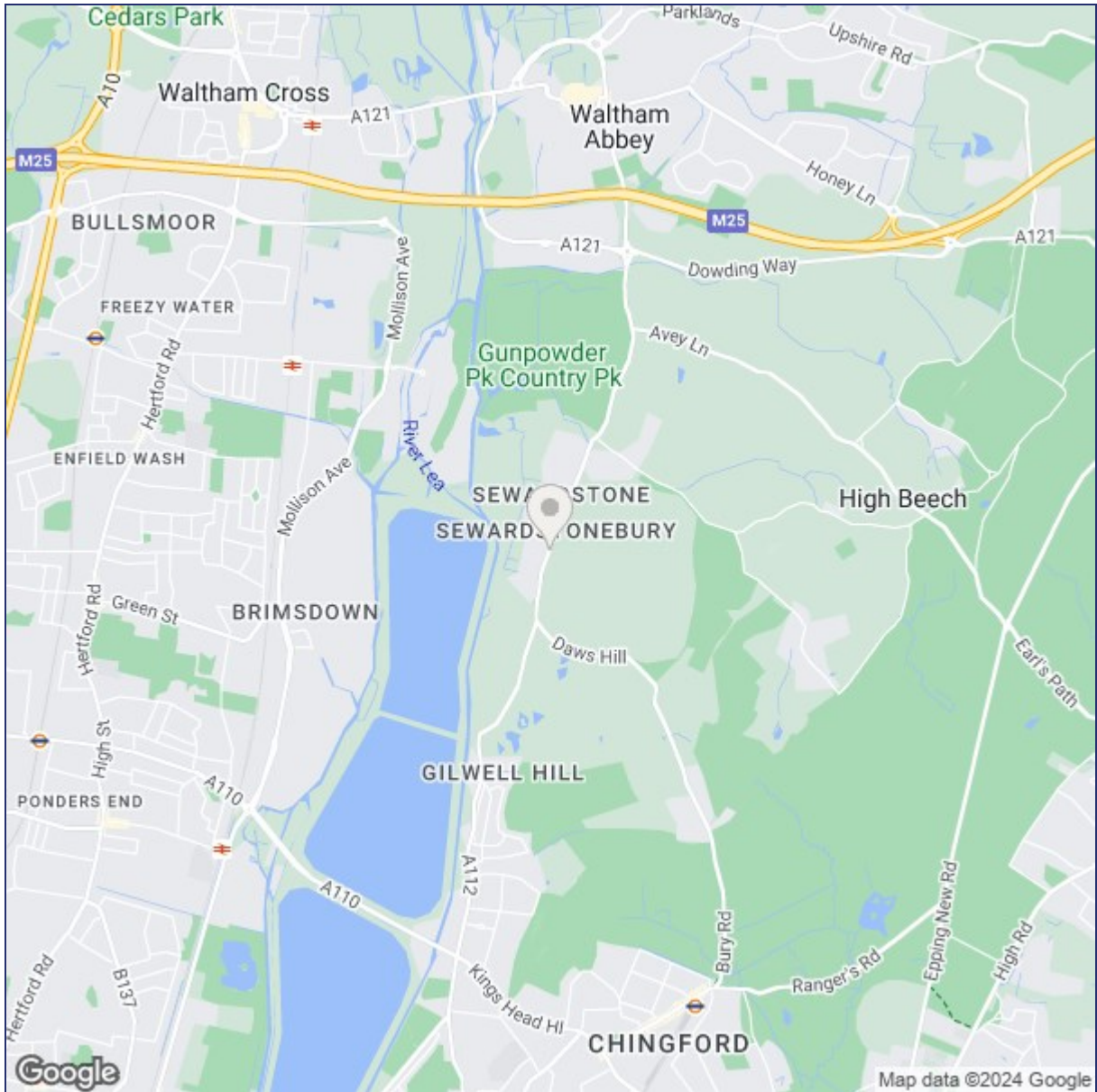
Call our Sun Street Office now on 01992 652 006 to arrange your viewing and avoid disappointment.

\*\*\* Apartment & room sizes vary \*\*\*

**HALL**  
**LIVING ROOM**  
**KITCHEN**  
**BEDROOM**  
**BEDROOM**  
**BATHROOM**  
**CUPBOARD**







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>85</b>	<b>85</b>
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("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.

