



£110,000

Acorn court, Waltham Cross

Acorn court, Waltham Cross, EN8 7GB

**** JUST REDUCED *** Keith Ian are pleased to offer for sale this lovely one bedroom second floor retirement apartment. The property is in beautiful condition and is in a quiet location within the block. There is a good size lounge with separate kitchen, there is a double bedroom with built-in wardrobe and a nice size bathroom complete with walk in bath. The property is situated within easy reach of local shops, bus routes and amenities and benefits from access to communal gardens. *** CHAIN FREE ****

Development Information

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR. Acorn Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 54 properties arranged over 3 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. There is a communal lounge are for residents to socialise and there is a communal wash/drying room. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Leasehold Information

Lease Length: 101 years approx

Service Charge: £3238.74 per annum approx

Ground Rent: £310per annum approx

Information been provided via the vendor, please check prior to completion with your solicitor.

Lounge

19'9 x 10'8

Kitchen

8'4" x 7'7"

Bedroom

15'9 x 9'2

Bathroom

6'9 x 5'6

Communal Gardens

What 3 words

///scarcely.aware.bolts



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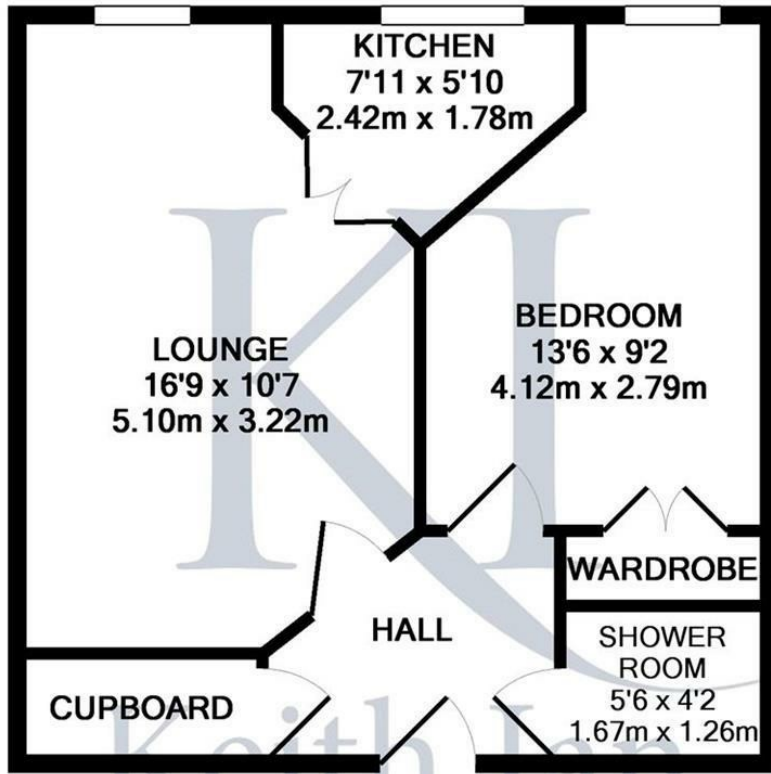


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TOTAL APPROX. FLOOR AREA 387 SQ.FT. (35.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		78	82
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		68	72
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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