



- RETIREMENT APARTMENT
- SECOND FLOOR WITH LIFT ACCESS
- ONE BEDROOM
- CHAIN FREE

Acorn Court , High Street, Waltham Cross, EN8 7GB

PRICE: £100,000 LEASEHOLD

RETIREMENT APARTMENT FOR the over 60's. One bedroom second floor accessed via resident lift or stair lift support. Excellent location walking distance of the town centre, local amenities and Waltham Cross/ Theobalds Grove mainline train stations. CHAIN FREE - PRICED TO SELL



Property Description

Acorn Court is a highly regarded retirement development ideally located walking distance Waltham Cross shopping centre with its variety of shops, eateries and bi-weekly market. Additionally Waltham Cross and Theobalds mainline BR stations are within easy access for direct access into central London.

The property itself is easily accessible either via the resident lift or fitted stair-lift. Being on the second floor does offer a good degree of security and privacy.

The accommodation in general comprises an entrance hall with a walk in cupboard housing the hot and cold water tanks. There is a modern fully tiled shower room, and double bedroom which has a range of fitted wardrobes. The lounge/diner overlooks the side aspect and double doors provide access to the kitchen which presents with fitted wall and base units, work surfaces and built oven and hob.

The communal facilities include the communal lounge with a kitchen area, communal laundry.

Externally the development benefits from communal parking and a landscaped communal garden with well stocked flower and shrub borders.

This property is being offered chain free and therefore early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

7' 4 Max" x 7' 9" (2.24m x 2.36m)

LOUNGE/DINER

19' 7" x 10' 8 Max" (5.97m x 3.25m)

KITCHEN

7' 2 Max" x 7' 7" (2.18m x 2.31m)

BEDROOM

15' 8 Max" x 9' 2 Max" (4.78m x 2.79m)

SHOWER ROOM

6' 8" x 5' 6" (2.03m x 1.68m)

WALK IN CUPBOARD

6' 3" x 2' 10" (1.91m x 0.86m)

CHARGES

Council Tax Broxbourne Borough Council Band C

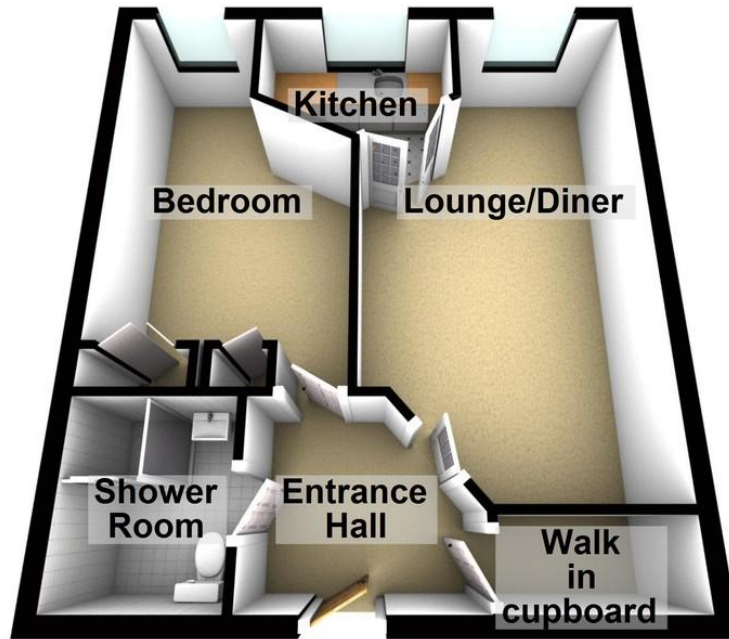
Lease 101 Years unexpired

Service Charge £2931.78 Per Annum

Ground Rent £275 Per Annum



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements