



- ONE BEDROOM APARTMENT
- RETIREMENT DEVELOPMENT FOR OVER 55'S
- PERSONAL BALCONY
- LARGE LOUNGE

Cobbins Bank, Farmhill Road, Waltham Abbey, Essex, EN9 1NY

PRICE: £159,995 LEASEHOLD

Being offered CHAIN FREE and rarely available an opportunity for the over 55's to purchase this warden controlled spacious one double bedroom retirement apartment with PERSONAL BALCONY overlooking Larsens Park. Large lounge, modern shower room, communal facilities. Internal viewing recommended.





## Property Description

Cobbinsbank is an attractive well regarded development for residents aged 55 or over. Ideally located adjacent to Larsens Park the development also boasts excellent transport links with a bus stop immediately outside the development and the M25 intersection being within a few minutes drive.

Directly opposite the development is a local convenience store for daily needs and the historic town centre of Waltham Abbey is close by for a bi-weekly market and more comprehensive facilities including dentist, Drs surgery and Tesco superstore.

Facilities within Cobbinsbank offer a resident lift, pull cord support within each property, communal lounge and communal laundry room. The warden encourages social arrangements between residents.

This particular property is set on the first floor of the development which is accessed via residents lift and boasts a PERSONAL BALCONY with views over Larsens Park. There are only a handful of properties within Cobbinsbank with a balcony and therefore this offers a rare opportunity to secure one of the most desirable properties within the development.

The accommodation is well planned and offers a good size entrance hall with built in storage cupboards. The large lounge extends to over 17' and offers direct access to the PERSONAL BALCONY via patio doors and access to the kitchen.

The kitchen has a range of fitted wall and base units with contrasting work surfaces, with appliances such as an





electric cooker, washing machine and fridge freezer all to remain.

The bedroom has a built in wardrobe and is supported by a fully tiled modern shower room.

Externally there are well maintained communal gardens and free resident parking.

#### **ENTRANCE HALL**

9' 4" x 4' 00" (2.84m x 1.22m)

#### **LOUNGE**

17' 10" x 10' 7" (5.44m x 3.23m)

#### **KITCHEN**

8' 2" x 6' 7" (2.49m x 2.01m)

#### **BEDROOM**

12' 10" x 8' 6" (3.91m x 2.59m)

#### **SHOWER ROOM**

6' 6" x 5' 2" (1.98m x 1.57m)

#### **CHARGES**

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 86 Years Unexpired

Maintenance Charge - £2268.98 Per Annum which includes Ground Rent

#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - E.ON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric Storage Heating





## First Floor



Broadband - None at the property

Mobile Signal and Coverage - Vodafone Three EE O2

Flood Risk - Very Low

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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