



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



JR PROPERTY SERVICES 2016

## BISHOPS COURT, CHURCHGATE CHESHUNT

A delightful 1 Bedroom Ground Floor Retirement Flat for over 55's. This well presented property is situated to the West of Cheshunt. Conveniently located close to bus routes which link directly into Cheshunt Old Pond shopping area and Brookfield Farm Shopping Centre. Additional benefits include double glazed windows & a refitted kitchen.

- Double Glazing
- Economy 7 Heating
- Out of Hours Emergency Service
- Communal facilities
- Living Room
- Re-fitted kitchen
- Bathroom
- New 125 Year Lease
- Communal Parking

### £124,995 LEASEHOLD

**VIEWING RECOMMENDED!**



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## Bishops Court

There are many communal facilities including Resident House Manager, Residents Lounge, Guest Suite, Laundry Room, Fire detection equipment. We can arrange a meeting with the Resident House Manager who can give you a tour of the facilities.



## Entrance Hallway

Built in storage cupboard. Wall mounted electric heater. Doors to:-

## Living Room

13' x 10'5 (3.96m x 3.18m)

Dual aspect double glazed windows to rear and side. Electric storage heater. Coving to ceiling. Emergency pull cord. Opening to:-



## Kitchen

10'5 x 4'7 (3.18m x 1.40m)

Double glazed window to side. Ceramic tiled floor. Refitted kitchen with wall and base units, rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Ceramic two ring hob with extractor fan over. Built in stainless steel fronted eye level oven.



## Bedroom

9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to rear. Electric storage heater. Emergency pull cord. Built in wardrobe housing immersion cylinder.



### Bathroom

Low flush WC. Pedestal wash hand basin. Panel bath with grab handle, mixer tap and shower attachment. Ceramic tiled floor. Extractor fan. Heated towel rail. Part tiled walls. Emergency pull cord.



### Grounds

Attractive communal gardens.



### Patio Area

Communal patio area.



### Lease & Service Charges

Lease is renewed to 125 years every time the property changes ownership.

Service charge is approx £180 Per calendar month and include buildings insurance, water rates and ground rent.

