



Cheshunt: Tel: 01992 621116

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Cuffley: Tel: 01707 872111



## EDWARDS COURT, CENTRAL CHESHUNT, HERTFORDSHIRE



**VIEWING RECOMMENDED!**  
**PRICE £224,995 LEASEHOLD**

Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT  
email: [cuffley@jrpropertieservices.co.uk](mailto:cuffley@jrpropertieservices.co.uk)

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- **Chain Free** • **Refitted Shower Suite** • **Double Glazing & Electric Heating** • **Living Room & Kitchen** • **Communal Gardens** • **Bedroom with fitted wardrobe** • **Communal Lounge Area** • **Communal Laundry Room** • **Guest Suite (small charge)** • **Car Park**

We are pleased to offer this spacious & sought after one bedroom Ground floor retirement flat with French doors to the communal garden. Located centrally in Cheshunt these lovely retirement properties are popular because of their close proximity to the Shops, Cafes, Library, Cheshunt Community Hospital, Local Doctors Surgery, Bus Stops and Train Station. This property has a double bedroom with fitted wardrobe, is well presented, has a refitted shower room & is offered with no onward chain. Electric heating throughout. Electric cooking & Hot water.

### Entrance

Communal entrance to: Communal hallway. Residents lounge. Lift to all floors. Entrance door to:-

### Hallway

Emergency warden intercom. Storage cupboard housing water tank, immersion heater and fuse box. Coving to ceiling. Doors to:-



### Living Room 18'2 x 10'6

Double glazed window and alarmed door to rear. Feature Electric fireplace with marble inset, hearth and wooden surround. Storage electric heater. Coving to ceiling. Emergency pull cord. Wall lights. Archway to:-





### **Kitchen 7'3 x 5'5**

Range of wall and base fitted units with roll edge work surfaces, incorporating stainless steel sink with mixer tap and drainer. Tiled splash backs. Built in oven. Electric hob with extractor fan over. Space for larger fridge/freezer. Coving to ceiling. Extractor fan.



### **Bedroom**

Double glazed window to rear. Electric storage heater. Built-in mirrored fronted wardrobe. Emergency pull cord. Coving to ceiling.



### **Bathroom**

Recently refitted Suite comprising;- double shower cubicle with chrome hand grips, low flush wc, vanity wash hand basin with mixer tap, cupboard drawer under & wall mounted mirror with light. Part tiled walls in complementary ceramics. Heated chrome towel rail. Extractor fan. Wall mounted electric fan heater.

## **COMMUNAL PARKING**



## COMMUNAL GARDENS



## **NB:- There are many communal facilities including**

- Residents' Lounge
- Laundry Room
- House Manager
- Guest suite
- Communal Gardens.
- 24 Hour Careline System
- Hobbies Room
- CCTV security. (connected to personal TV)
- Monthly Window Cleaning.

## **Lease**

Approx 98 Years Remaining.

## **Service Charge**

The Service charge annually on the flat is currently £1998.06

## **Ground Rent**

The Ground rent is £536.46

## **CONDITION OF PURCHASE:**

All residents must be over 60 or in the event of a couple one must be over 60 and the other over 55 years old.