

ACORN COURT, HIGH STREET, WALTHAM CROSS EN8



RETIREMENT APARTMENT FOR SALE...! THIS TWO BEDROOM SPACIOUS FIRST FLOOR APARTMENT, Featuring UPVC DOUBLE GLAZED WINDOWS, LIFT SERVICE, ON SITE MANAGER, GUEST SUITE, COMMUNAL LAUNDRY ROOM, also having COMMUNAL LOUNGE with KITCHEN AREA leading onto the COMMUNAL PATIO & GARDENS with PARKING AREAS. In Our Opinion the Apartment is in Good Decorative Order Throughout & Offers Spacious Accommodation Throughout. POPULAR & SOUGHT AFTER BLOCK. OFFERED CHAIN FREE...!

The Property is within Access to Local Amenities of Convenience Stores, COFFEE BARS, Local TESCO EXPRESS, a choice of two RAIL STATIONS of THEOBALDS GROVE & WALTHAM CROSS STATIONS LEADING TO LONDON'S LIVERPOOL STREET STATION TO TOTTENHAM HALE/SEVEN SISTERS for TUBE CONNECTIONS & Access to the Popular Centre of WALTHAM CROSS TOWN CENTRE with its Local BUS STATION. VACANT POSSESSION...!

PRICE: £130,000 LEASEHOLD

PROPERTY DETAILS:

ENTRANCE:

Communal entrance leading to communal hallways, communal lounge, laundry room, lift to all floors & to the apartment.

RECEPTION HALL:

14' 0" x 8' 0" (4.27m x 2.44m - Narrowing to 4'0)

L-Shaped hallway, two storage cupboards, coving to ceiling, storage heater, doors leading to bedrooms, bathroom & lounge.

LOUNGE:

20' 10" x 10' 10" (6.35m x 3.30m) Feature fire mantle, wall light fittings, coving to ceiling, TV point, UPVC double glazed window to front aspect & double doors leading to the kitchen.

KITCHEN:

9' 0" x 7' 2" (2.74m x 2.18m) Range of fitted units to base & eye level with worktop surfaces, built-in electric hob with extractor fan above, electric oven, partly tiled walls, storage area for fridge freezer, coving to ceiling, single stainless steel sink unit & Upvc double glazed window to front aspect.

BEDROOM ONE:

13' 8" x 9' 4" (4.17m x 2.84m) Fitted mirrored wardrobes, coving to ceiling. storage heater, wall light fitting & Upvc double glazed window to front aspect.

BEDROOM TWO:

13' 8" x 8' 10" (4.17m x 2.69m) L-Shaped room, electric heater, coving to ceiling & Upvc double glazed window to front aspect.

BATHROOM:

Comprising paneled bath with shower attachments,

low flush wc, wash basin, tiled walls, extractor fan & electric heater.

COMMUNAL AREAS:

The Block benefits from On Site House Manger, Communal Lounge over looking the Communal Gardens & the Communal Patio Area, Kitchen Area to the Communal Lounge , Guest Suite. Also having the use of a Spacious Laundry Room & Lift to all Floors. In Our Opinion Offering Good Services & Surroundings.

ADDITIONAL NOTES:

The Block In Our Opinion is a Popular & Sought After Block being Located within this Central Location for all Amenities & Transport Links of Bus Routes, Rail Stations leading to Tottenham Hale/Seven Sisters Tube Connections within walking distance to Local Shopping Facilities. CHAIN FREE & EXCELLENT PACKAGE..!

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We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

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construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

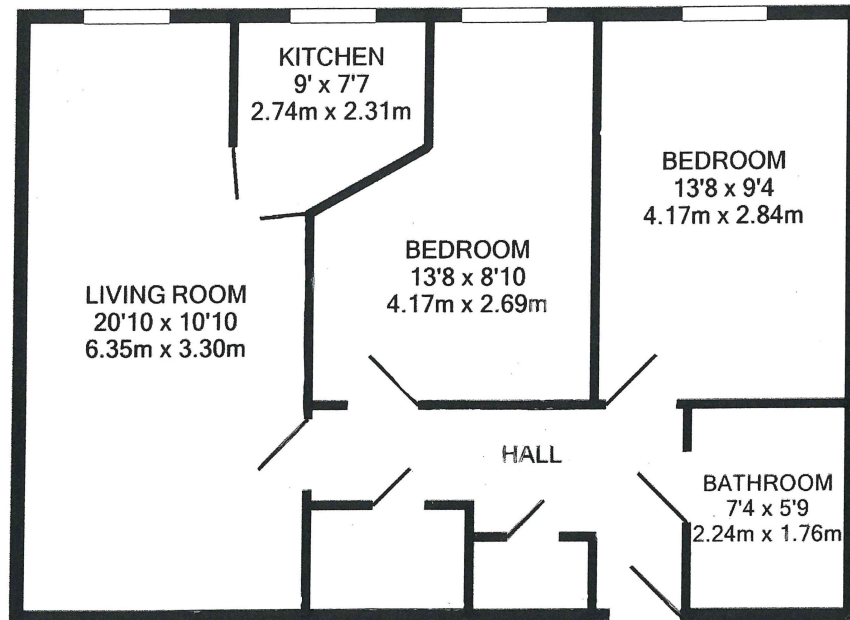
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Please be aware Terms and Conditions will Apply to the Purchase of The Property & Prospective Purchasers will need to apply with The Anti Money Laundry Regulations.

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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