

**FOR SALE**

£149,950 Leasehold



# Flat 5 Acorn Court High Street, Waltham Cross, Hertfordshire. EN8 7GB



## ABOUT THE PROPERTY

Woodhouse are pleased to offer this well-presented apartment available only to those over 60 years of age. Offered with NO onward chain, so move in as soon as your solicitor allows!

The property has been well maintained throughout and comprises of a spacious Reception Room (approx 17 ft deep) with patio doors leading into the communal gardens. The Kitchen is just off the Reception Room, the Bedroom has fitted wardrobes, and finally a spacious Shower Room.

The development offers a communal lounge, kitchen area, and washer/dryer facilities. There is an on-site Duty Manager plus a 24 hour emergency Appello call system for off-duty assistance. There is also private residential parking.

The block itself is constructed by McCarthy & Stone, and is within walking distance of two stations (Theobalds Grove & Waltham Cross), both of which have direct links to London. For road links, the M25 and the A10 are both a very short drive away, as is the A406. There are plenty of shops and restaurants at Pavilions Shopping Centre, and the local high street, as well as Lea Valley Nature Reserve nearby for walks and bike rides.

Contact Woodhouse today to arrange a viewing and see what this ideal apartment has to offer you.

## FEATURES

- Retirement apartment
- Ground Floor
- 1 Bedroom
- Spacious Lounge & Spacious Shower Room
- Well Maintained Communal Gardens
- Residents Parking
- Plenty of shops & eateries nearby, plus Nature Reserve
- Walking distance to two stations (direct into London)
- Excellent road links



## ROOM DESCRIPTIONS

### Lease Details

125 years from 1 July 1995 (95 years)

Service Charge:  
£2600 Per Annum

Ground Rent:  
£500 Per Annum

### Room Dimensions

Reception Room:  
14'6" (4.4m) x 17'5" (5.3m)

Kitchen:  
5'8" (1.7m) x 9'0" (2.8m)

Bedroom:  
8'9" (2.7m) x 12'7" (3.8m)

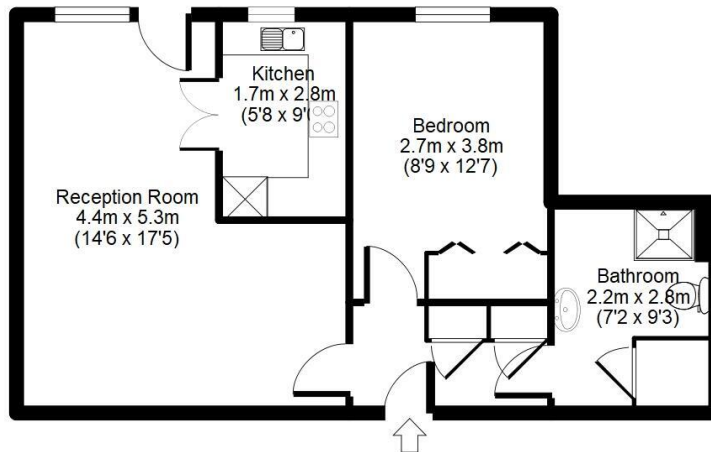
Bathroom:  
7'2" (2.2m) x 9'3" (2.8m)



# FLOORPLAN

## Acorn Court, Waltham Cross, EN8

APPROX GROSS INTERNAL FLOOR AREA: 475 sq. ft / 44 sq. m



For identification purposes only  
Measurements are approx and not to scale

# EPC

