

FOR SALE

£79,950 Leasehold



# 12 Silver Birch Court, Friends Avenue, Cheshunt, Hertfordshire . EN8 8LZ



## ABOUT THE PROPERTY

Woodhouse are pleased to offer this 1-Bedroom Apartment located in a quiet development in Cheshunt, available to those 60 & over. Offered chain-free, you can move in as soon as your solicitor allows.

This one bedroom apartment is set over the first floor, and comprises of a Lounge overlooking the communal gardens. Benefits include private communal gardens, lift in block, modern kitchen, communal Living room downstairs for all residents on site warden, 24hr Careline system and comes with the added advantage of being offered on a chain free basis.

The property is conveniently located near local amenities, including the Old Pond and The Pavilions Shopping Center. It is also within walking distance of Cheshunt and Theobalds Grove Stations, with easy access to the A10 and M25. Contact Woodhouse today to come and see for yourself what this home has to offer you.

## FEATURES

- Chain-free
- 1-Bedroom Apartment
- Residents Lounge & Communal Gardens
- Communal Laundry Room
- Lift access
- Walking Distance to shops & eateries
- Walking distance to 2 x Stations
- Contact Woodhouse Today



## ROOM DESCRIPTIONS

### Lease Details

Lease 104 Years

Service Charge £2400pa

Ground Rent £175pa

### SALES DISCLAIMER

Services, fixtures and fittings haven't been tested.

All measurements are approximate.

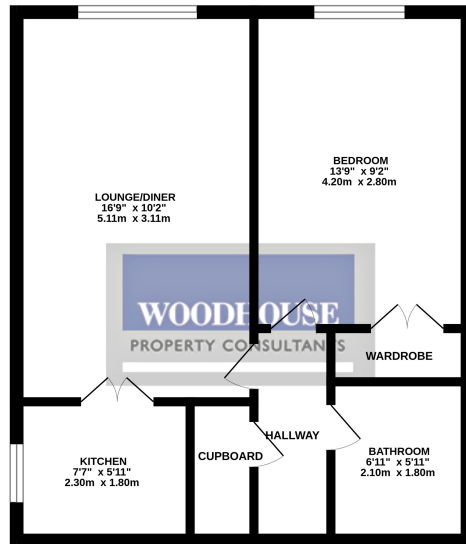
Your solicitor will confirm tenure and any other legal information.

As required by Money Laundering Regulations, should your offer be accepted, we will require proof of identity & funds.



# FLOORPLAN

## GROUND FLOOR



SILVERBIRCH COURT, FRIENDS AVENUE, CHESHUNT EN8

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
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