



Friends Avenue, Cheshunt | EN8 8LZ

Offers in the Region Of £125,000 |
Leasehold

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SITUATED CLOSE TO STATION A two bedroom assisted independent living flat for the over 60's which has the benefit of a on site development manager and multiple communal areas such as Lounge, Laundry Area & Gardens. This upper floor flat has 24-hour emergency call system and has a lift to all floors.





Entrance

Front door with security entry system to communal entrance. Stairs and lift to the upper floors, own front door to:

Entrance Hall

Front door from the communal hallway, airing cupboard, storage cupboard, doors to:

Lounge

Window to front, electric fire and surround, two storage heaters, TV point, emergency pull cord

Kitchen

Window to side, fitted with wall and base units, incorporating a single drainer sink unit with work tops over, built in oven with hob and extractor above, space for fridge, space for freezer, wall heater fan, emergency pull cord

Bedroom One

Twin window to front, built in wardrobes, storage heater, TV point, emergency pull cord

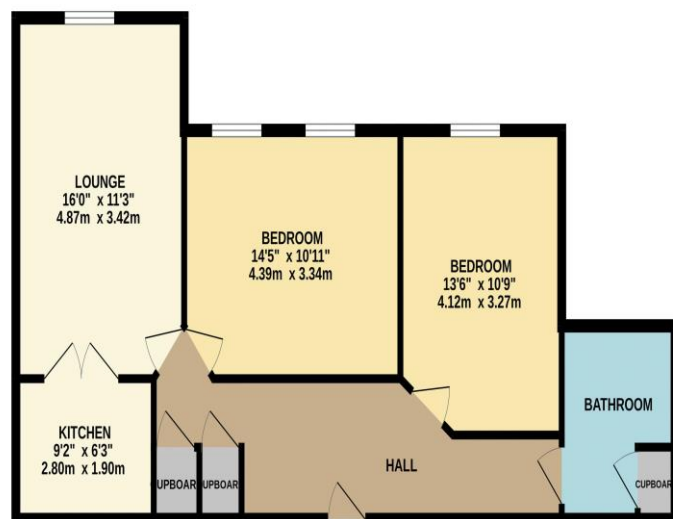
Bedroom Two

Window to front, built in wardrobes, storage heater, TV point, emergency pull cord

Bathroom

Fully tiled and fitted with a suite comprising panel enclosed bath with hand grips and shower over, low flush w/c, vanity unit, extractor fan, heated towel rail, wall mounted electric heater, emergency pull cord

UPPER FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
Made with Metreplan 6/2023

Lease Remaining	125 from 2002
Service Charge	£4,225
Ground Rent	£250
Council Tax	D
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.