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53 Edwards Court Turners Hill, Waltham Cross, EN8 8SA

£125,000

Lanes are pleased to present this One bedroom second floor retirement apartment. The property is located within walking distance to Cheshunt Town Centre and all amenities. Benefits include QUIET beautiful SUNNY communal gardens, kitchen, shower room and lounge, communal parking, communal lounge and more. Call now.



Inner Hallway

Entry phone system, airing cupboard, doors leading to lounge, bedroom and shower room.

Lounge

17'2" x 10'6" (5.23m x 3.20m)

Patio doors leading to Juliette Balcony, electric heater, and archway leading to kitchen.

Kitchen

7'4" x 5'4" (2.24m x 1.63m)

Eye and base level units with worksurfaces, stainless steel sink with mixer tap and drainer unit, part tiled walls, space for fridge/freezer.

Bedroom

13'10" x 8'7" (4.22m x 2.62m)

Window, fitted wardrobes and storage heater.

Shower Room

Tiled walls, shower cubicle, W.C, wall mounted sink with mixer tap.

Reference

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 here have not been tested and no guarantee, as to their suitability or efficiency can be given. Made with Metropix, ©2014

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

