



11 Cliff Richard Court High Street, Cheshunt, Waltham Cross, EN8 0BE

£95,000



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Situated in Cliff Richard Court is this well presented spacious one bedroom ground floor warden controlled retirement apartment. The property benefits from a large living room and bedroom, well looked after communal lounge as well as communal gardens and laundry room. Chain free. Keys held, viewing is recommended.



Entrance Hall

Doors leading to all rooms and Airing/Storage cupboard.

Lounge 16'1" x 10" (4.90m x 3.05m)

Access to Kitchen area, electric fireplace, double glazed window to rear aspect and door leading to patio area.

Kitchen 7" x 5'1" (2.13m x 1.55m)

Fitted electric cooker and hob with extractor hood, stainless steel sink and drainer with pillar taps. Eye and base level units, rolltop work surfaces and space for appliances.

Bedroom 13" x 9'1" (3.96m x 2.77m)

Fitted Wardrobes and double glazed window to rear aspect.

Bathroom

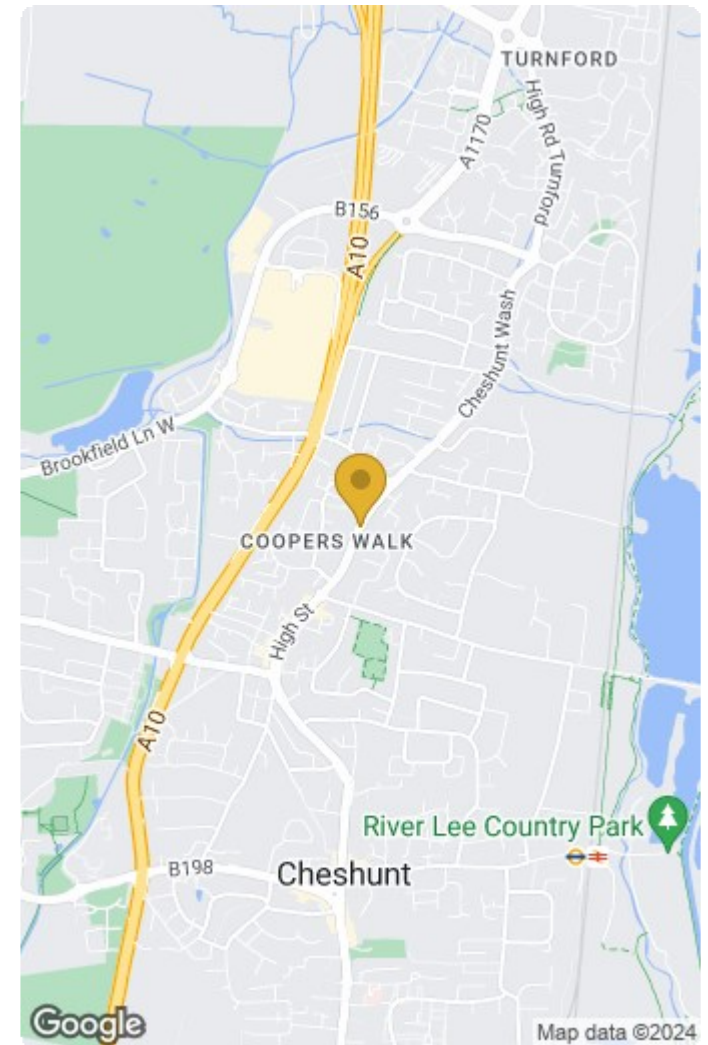
Panel enclosed bath with pillar taps and shower over, closed couple WC with vanity hand basin and pillar taps. Heated towel rail.

CHESHUNT ESTATE AGENT





GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.
Whilst 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 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.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.

Energy Efficiency Rating		Class	Current
Very energy efficient	Lower running costs		
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient	Higher running costs		
		72	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Current
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	

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