



Estate Agents • Lettings • Land & New Homes



32 Acorn Court High Street, Waltham Cross, EN8 7GB

£102,500

Lanes are pleased to present to market this one bedroom RETIREMENT flat situated just off Waltham Cross High Street. The property comprises of one bedroom with built in wardrobes, lounge/diner, bathroom, communal lounge, gardens and parking for residents. This flat is also situated within easy reach of Waltham Cross Shopping Centre, local shops and transport links.

Offered CHAIN FREE.

Call now!



Hallway

Doors leading to all rooms.

Lounge/Diner

17'6" (narrowing 8'3") x 14'7" (narrowing to 8'7") (5.33m (narrowing 2.51m) x 4.45m (narrowing to 2.62))
Window and access to Kitchen.

Kitchen

8'11" x 5'8" (2.72m x 1.73m)
Eye and base level units with cooker and hob plus window.

Bedroom

12'6" x 8'8" (3.81m x 2.64m)
Fitted wardrobe and window.

Bathroom

Panel enclosed bath with WC and hand basin. Door to airing cupboard.

Reference

CH6495 EB/EB/PL LANES CHESHUNT ESTATE AGENTS

Energy Efficiency Rating		
	Current	Potential
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		
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	

FIRST FLOOR



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 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.

