

# Lanes

ESTATE AGENTS

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

**£100,000**

Situated in Cliff Richard Court is this well presented spacious one bedroom second 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

Lounge/Diner

Kitchen

Shower Room

Bedroom

Communal Gardens

Communal Lounge

REFERENCE

LANES CHESHUNT ESTATE AGENTS CH6631

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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.

