



## Flat 12, Acorn Court High Street, Waltham Cross, EN8 7GB

- AVAILABLE NOW WITH LANES LETTINGS!
- RETIREMENT PROPERTY - AGE 60+
- NEUTRAL DECORATION THROUGHOUT
- COMMUNAL GARDEN & COMMON AREAS
- GUEST SUITE
- PARKING

OVER 60s ONLY - AVAILABLE NOW! Lanes are delighted to offer this well-presented one-bedroom GROUND FLOOR apartment, available exclusively to residents aged 60 and over, situated within a purpose-built retirement development.

Upon entering the property, you are welcomed by a generous entrance hallway with a large storage cupboard, providing excellent practicality. The accommodation then opens into a spacious living and dining area, featuring a mantelpiece with electric fireplace, creating a comfortable and inviting living space. From here, there is access to a well-equipped kitchen area, fitted with a fridge, freezer, electric oven, electric hob, and a range of storage cupboards.

# £1,100 Per Month



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			
		76	81
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			
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