



- RETIREMENT FLAT
- TOP FLOOR
- RESIDENT LIFT
- MODERN KITCHEN

Cobbinsbank , Farm Hill Road, Waltham Abbey, EN9 1NY

PRICE: £159,995 LEASEHOLD

CHAIN FREE one double bedroom top floor RETIREMENT APARTMENT in an established development for residents aged 55 or over. Pleasant rear aspect over park land. Modern fitted kitchen, fully tiled shower room. Communal lounge area. residents lift. Free resident parking. Internal viewing recommended.



Property Description

Cobbinsbank is an attractive well regarded development for residents aged 55 or over. Ideally located adjacent to Larsens Park the development also boasts excellent transport links with a bus stop immediately outside the development and the M25 intersection being within a few minutes drive.

Directly opposite the development is a local convenience store for daily needs and the historic town centre of Waltham Abbey is close by for a bi-weekly market and more comprehensive facilities including dentist, Doctors surgery and Tesco superstore.

Facilities within Cobbinsbank offer a resident lift, pull cord support within each property, communal lounge and communal laundry room.

This particular property is on the top floor and the accommodation comprises a generous size hallway with built storage cupboards and providing access to the lounge, shower room and bedroom.

The lounge is a generous size and enjoys views over Larsens recreational Park and has an open plan access to the kitchen which has a range of cream high gloss wall and base units, contrasting work surfaces and appliances to remain.

A generous bedroom with a built in double wardrobe, also enjoys views over Larsens Park. A fully tiled shower room with a modern suite complete this residence.

Externally there is a neat communal garden and free residents communal parking.





ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

15' 11" x 2' 10" (4.85m x 0.86m)

LOUNGE

17' 10" x 10' 3" (5.44m x 3.12m)

KITCHEN

8' 00" x 6' 10" (2.44m x 2.08m)

SHOWER ROOM

6' 6" x 4' 9" (1.98m x 1.45m)

BEDROOM

12' 4" x 8' 6" (3.76m x 2.59m)

CHARGES

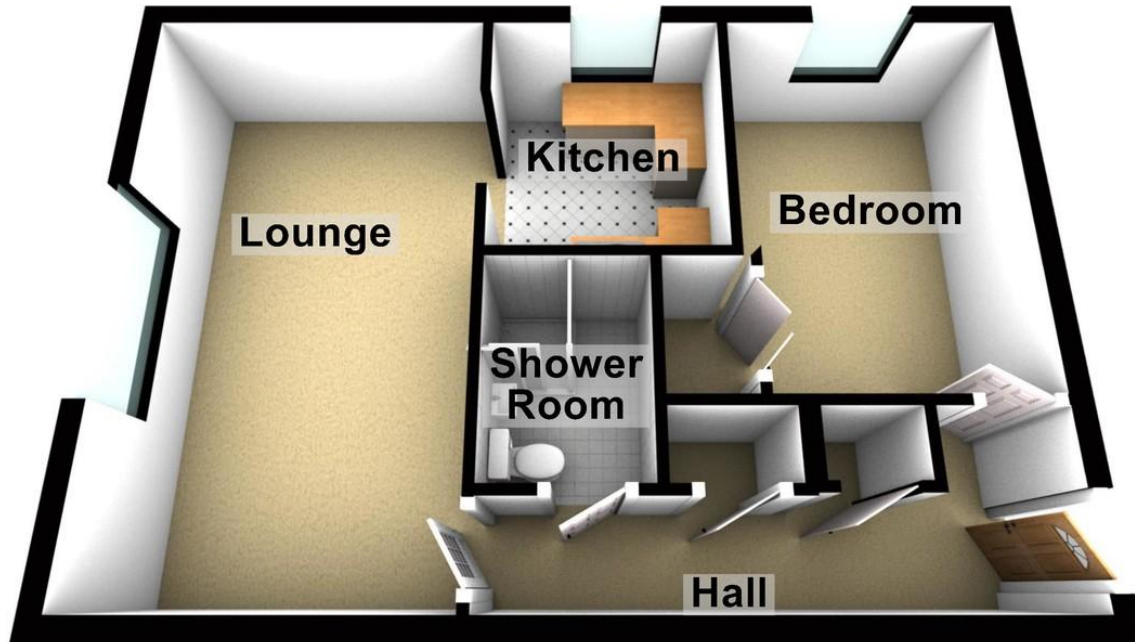
Council Tax Epping Forest District Council Band B

Lease 87 years unexpired

Service Charge £187 per month (includes ground rent)



Top Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements