



- RETIREMENT FLAT
- FIRST FLOOR
- ONE DOUBLE BEDROOM
- LOUNGE

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

£157,000 Leasehold

For the over 55s an opportunity to purchase this well presented one double bedroom first floor retirement being within easy access of the town centre, bus routes and local amenities. Communal lounge, gardens and parking. An internal viewing is strongly recommended.



Property Description

Cobbinsbank is an established residential retirement block which benefits from a communal residents lounge, laundry room and communal gardens. Situated within easy access of the town centre, local amenities and M25 motorway.

Larsens Park is close by and there are local convenience stores for day to day needs opposite the property. The bus stop immediately outside the property offers a regular service to both the town centre and Waltham Cross for more comprehensive facilities including the BR station into London Liverpool Street.

The accommodation comprises a hallway with a built in storage cupboard, walk in airing cupboard and providing access to the bedroom, bathroom and lounge.

A well presented and generous size lounge overlooks the front aspect with an arch leading to the kitchen with fitted wall and base units, and contrasting work surfaces, built in electric oven and induction hob.

The bedroom has a range of fitted wardrobes and the fully tiled bathroom with a modern suite complete this property.

Externally there are communal gardens comprising lawn areas with flower and shrub beds and residents parking.



ENTRANCE HALL

9' 3" x 4' 00" (2.82m x 1.22m)

LOUNGE

17' 10" x 10' 7" (5.44m x 3.23m)

KITCHEN

8' 1" x 6' 6" (2.46m x 1.98m)



BEDROOM

13' 00" x 8' 6" (3.96m x 2.59m)

BATHROOM

6' 5" x 5' 3" (1.96m x 1.6m)

COMMUNAL GARDENS

COMMUNAL PARKING

TENURE AND CHARGES

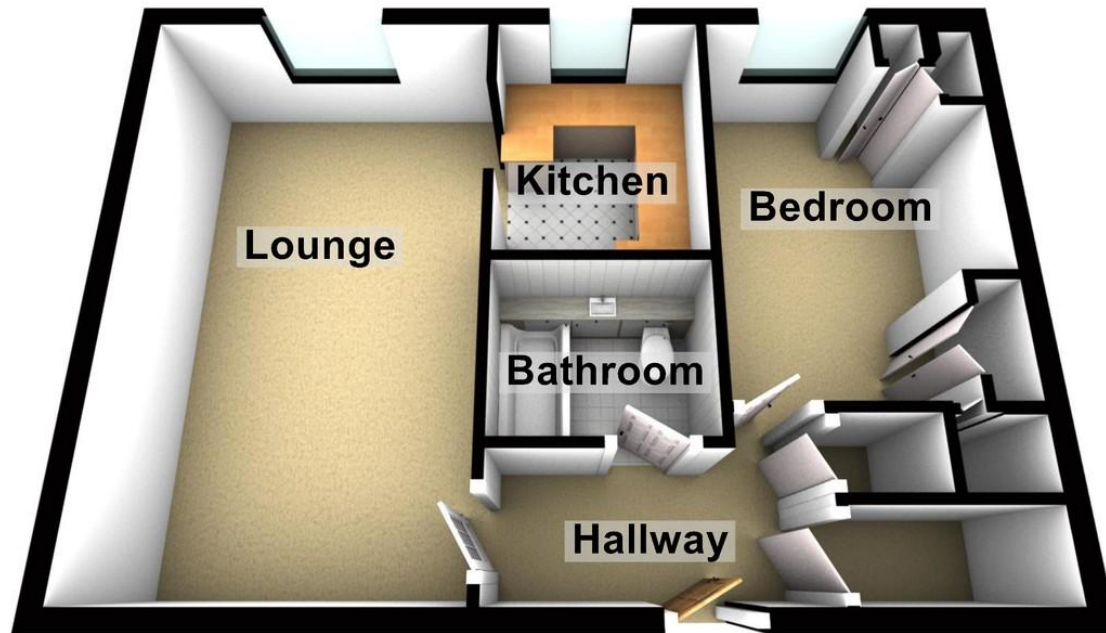
Vendor advised there is a residue of 89 years remaining on the lease

Service charge is currently £2172 per annum which includes ground rent

Council tax is band B - £1435 per annum before single person discount



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 c | 77 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