



- RETIREMENT FLAT
- FIRST FLOOR
- ONE BEDROOM
- LOUNGE

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

PRICE: £125,000 LEASEHOLD

For the over 55's an opportunity to purchase this well presented warden controlled one bedroom first floor flat, being within easy access of the town centre and local shopping and transport facilities. Modern kitchen with integrated appliances, Modern shower room, Viewing advised, CHAIN FREE





## Property Description

Presented to a high standard with a modern high gloss kitchen with granite work surfaces and integrated appliances, luxury shower room with double shower cubicle, electric radiators and carpets throughout, we are delighted to offer this first floor retirement flat situated within this popular retirement block.

Cobbinsbank is for persons aged 55 or over and is centrally located with easy access to Larsens recreational grounds and local convenience store and bus stops immediately outside the property.

The development has a residents lift, communal lounge, resident parking bays and a communal laundry room for those residents who do not want the responsibility of a washing machine in their personal flat. Additionally the flats are supported with 24/7 care line support.

This particular residence is located on the first floor with a pleasant front aspect overlooking the well maintained communal gardens and residents parking area.

Being offered CHAIN FREE an internal viewing is highly recommended.





## ACCOMMODATION IN BRIEF COMPRISES:

### HALL

### LOUNGE

13' 7" x 9' 2" (4.14m x 2.79m)

### KITCHEN

8' 7 Max" x 5' 00" (2.62m x 1.52m)

### BEDROOM

10' 6 Max" x 8' 10" (3.2m x 2.69m)



### SHOWER ROOM

### COMMUNAL GARDENS

### COMMUNAL PARKING

### CHARGES

Council Tax Epping Forest District Council

Lease 125 Years from May 1987 (88 years unexpired)

Service Charge £2267.98

### UTILITIES AND SERVICES

Electricity - Mains

Water - Mains

Sewage - Mains

Heating - Electric

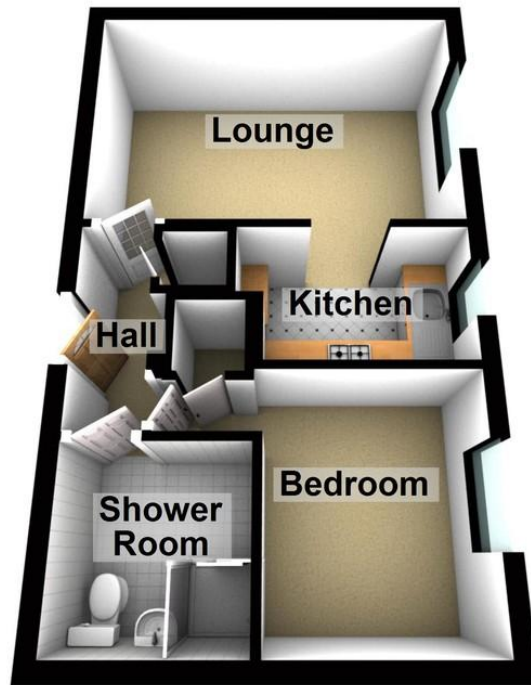
Broadband - Fibre Optic (provided by Sky)

Mobile Signal - 5G





## First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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