



- FIRST FLOOR WITH LIFT ACCESS
- RETIRMENT PROPERTY
- DOUBLE BEDROOM
- IMMACULATE THROUGHOUT

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

PRICE: £159,995 LEASEHOLD

IMMACULATE one DOUBLE BEDROOM first floor retirement apartment in an established development on the outskirts of Waltham Abbey town centre. Resident communal lounge, resident lift, free resident parking. CHAIN FREE



## Property Description

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

The development has residents lift, communal lounge/social area, free parking bays and the flats are supported with an in house warden in the mornings and thereafter a 24/7 care-line support.

This particular flat is located on the first floor with a pleasant rear aspect overlooking the well maintained communal gardens.

The accommodation is presented in an excellent condition having been completely and thoroughly refurbished to include modern electric radiators, replacement double glazed windows, modern fitted kitchen with integrated washing machine and slim-line dishwasher and a modern shower room with double walk in shower.

The quality of the decoration and furnishings are excellent throughout and the sellers can include the fixtures and fitting if required.

Being offered chain free viewing is highly recommended.





### **ENTRANCE HALL**

Two built in storage cupboards. Access to loft space

### **LOUNGE/DINER**

18' 0" x 10' 5" (5.49m x 3.18m) Open arch to kitchen. Pleasant rear aspect views over established communal gardens.

### **KITCHEN**

8' 1" x 6' 5" (2.46m x 1.96m) Fitted with an attractive range of wall and base units. Integrated washing machine and slim-line dishwasher (untested and un-used by previous tenant)

### **SHOWER ROOM**

6' 4" x 4' 8" (1.93m x 1.42m) Walk in double shower

### **DOUBLE BEDROOM**

13' 2" x 8' 6" (4.01m x 2.59m) Fitted wardrobe cupboards and complementing drawer units

### **EXTERIOR**

Well maintained communal gardens and communal bin storage

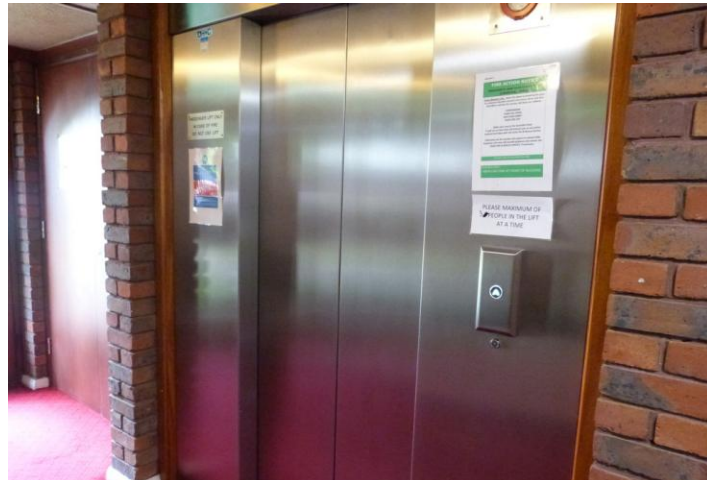
### **PARKING**

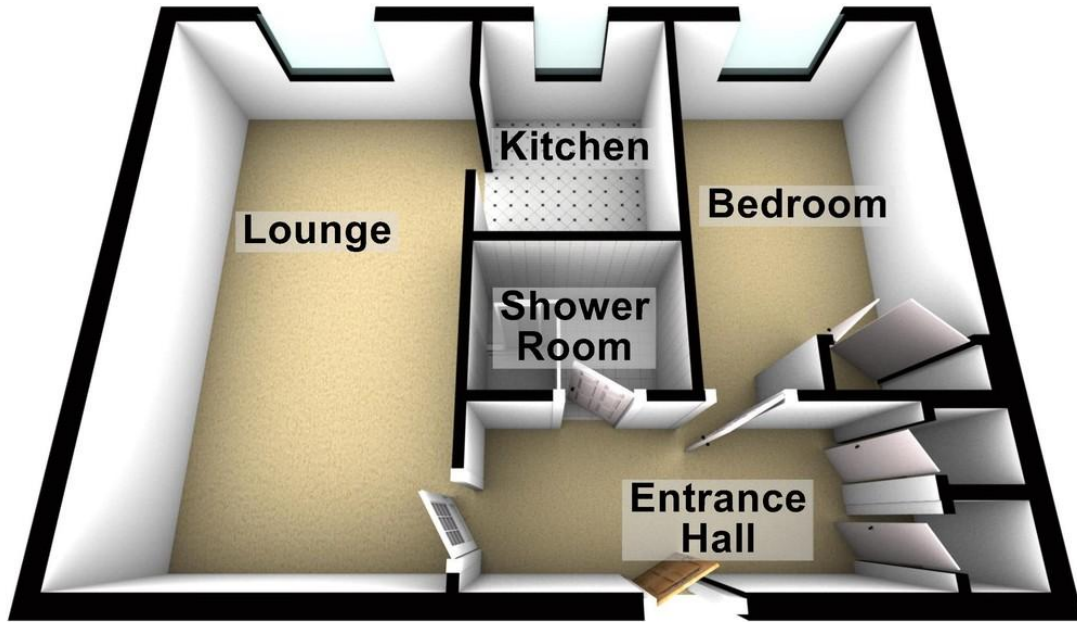
Free resident parking on a first serve first come basis

### **CHARGES AND TENURE**

Leasehold title - Lease 125 years from 6th June 1986 equating to approx. 87 years remaining

Council tax Band B within Epping Forest District Council  
Service Charge: £2268.98 per annum which includes ground rent





**UTILITIES**

Gas - not present in development

Electricity - Mains supply - supplier unknown

Water - Thames Water

Mobile Service - 02

Broadband - basic speed 8mps - super fast 56mps

Satellite Fibre TV - BT and Sky

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	67   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