



- GROUND FLOOR
- RETIREMENT FLAT
- ONE BEDROOM
- LOUNGE

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

PRICE: £155,000 LEASEHOLD

Being offered CHAIN FREE an opportunity for the over 55's to purchase this spacious one double bedroom retirement apartment with views overlooking Larsens Park. Large lounge with direct access to communal garden, modern shower room, communal facilities. warden controlled 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, Drs surgery and Tesco superstore.

Facilities within Cobbinsbank offer, pull cord support within each property, communal lounge and communal laundry room. The warden encourages social arrangements between residents.

This particular property is set on the ground floor of the development and enjoys views over Larsens Park and with direct access to the communal garden a rare opportunity to secure one of the most desirable properties within the development.

The accommodation is well planned and offers a good size entrance hall with built in storage cupboards. The large lounge extends to over 17' and offers direct access to the communal garden via a double glazed door and access to the kitchen.

The kitchen has a range of fitted wall and base units with contrasting work surfaces, with appliances such as an electric cooker, washing machine and fridge freezer which can all remain if required.

The bedroom has a built in wardrobe and is supported by a





fully tiled modern shower room.

Externally there are well maintained communal gardens and free resident parking.

HALLWAY

13' 4" x 4' 1 Max" (4.06m x 1.24m)

LOUNGE

17' 10" x 11' 3 Max" (5.44m x 3.43m)

KITCHEN

8' 1" x 6' 8" (2.46m x 2.03m)

BEDROOM

15' 00 Max" x 8' 5" (4.57m x 2.57m)

SHOWER ROOM

6' 8" x 5' 2" (2.03m x 1.57m)

COMMUNAL PARKING

COMMUNAL GARDENS

CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 125 Years from July 1986 (86 years unexpired)

Service Charge £219.97 includes Ground Rent

Ground Rent - Nil

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

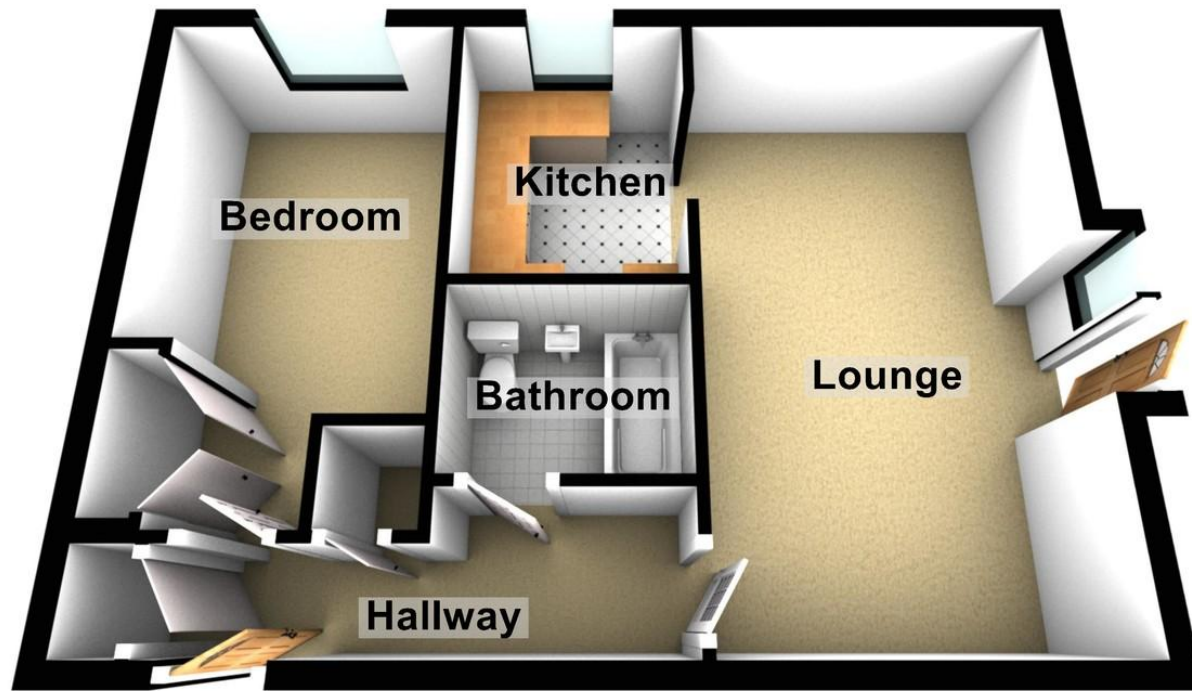
Sewage - Mains - Thames Water

Heating - Electric

Broadband - (None at the property) Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		

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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