

2 bed retirement property to buy in EN8

Friends Avenue, Cheshunt, Waltham Cross, Hertfordshire, EN8 8LZ

£80,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Residents parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Over 60's only!
- Top floor, spacious flat
- Convenient Cheshunt location
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

OVER 60'S ONLY

Situated on Friends Avenue, this appealing top-floor apartment in Silverbirch Court offers comfortable, low-maintenance living in a peaceful yet well-connected setting. Built in 2001 and benefiting from lift access, the property is ideally suited for over-60s seeking space, convenience, and a friendly community atmosphere.

The apartment features a bright and spacious reception room, perfect for both relaxing and entertaining. There are two generously sized bedrooms, each offering flexibility for personalisation and enjoying pleasant green views. The bathroom is well presented, combining practicality with a clean, modern style.

Located within the popular town of Cheshunt, part of the Borough of Broxbourne, the property benefits from a great balance of tranquillity and everyday convenience. A variety of local shops, supermarkets, and essential services are close by, while Brookfield Shopping Centre offers a wider choice of retail, dining, and leisure options.

The area is also known for its attractive green spaces, including Cedars Park, ideal for leisurely walks and enjoying the outdoors. Quiet residential surroundings and well-maintained communal areas further enhance the sense of calm.

Transport links are excellent, with Theobalds Grove & Cheshunt railway stations providing direct access into central London, while the A10 and M25 are easily accessible for travel by car.

Offered at a competitive price to encourage a swift sale, this property represents a fantastic opportunity to secure a spacious and well-located home within a welcoming, community-focused development.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 102

Annual Ground Rent Amount: £924.00

Annual Service Charge Amount: £5,266.00

Price: Starting Bid £80,000

Property Type: Retirement property

Parking: Residents

Year built: 2001

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

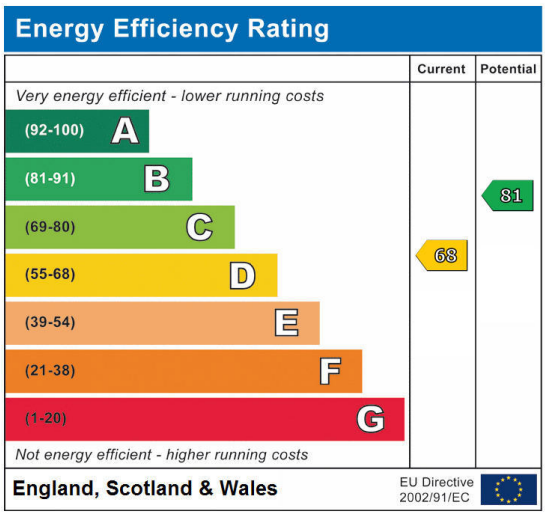
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Friends Avenue, Cheshunt, Waltham Cross, Hertfordshire, EN8 8LZ

Contact your local branch today for more information on this property:

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