

Castles



Silver Birch Court

ASKING PRICE

£125,000

**Silver Birch Court,
Friends Avenue**

Waltham Cross. EN8 8LZ Leasehold

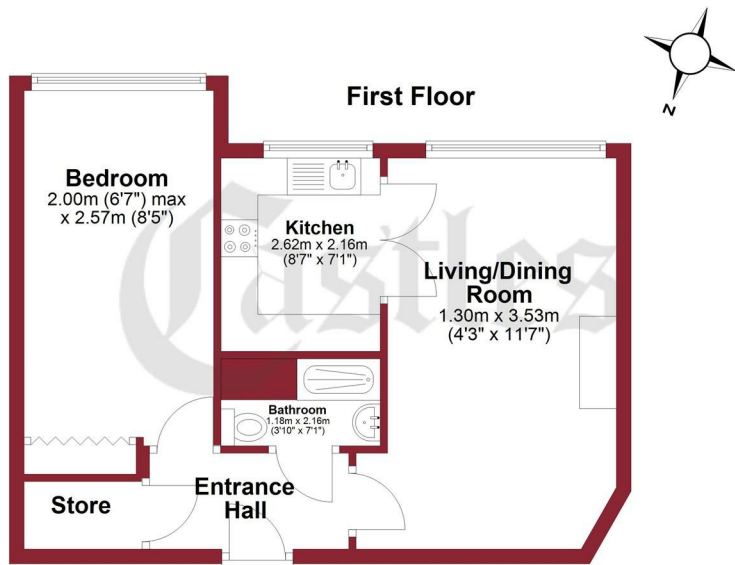
PROPERTY SUMMARY

A first floor 1 bedroom retirement apartment (over 60's) located off Crossbrook Street between Waltham Cross and Cheshunt Town Centres, within approximately 0.5m of Theobalds Grove Train Station. This managed block has features to include:- Residents lounge, lift, 24 hour careline call system, development manager, guest suite (charges may apply), communal gardens, chain free, over 100 years lease.





For a guide to the area please scan this code for more information



Retirement Property

Leasehold

Council: Broxbourne

Council Tax Band: C

Lease Remaining: 125 years from 01/02/2002, 101 years remaining

Service Charge: £1,755.43 P/A

Ground Rent: £788.80 P/A

Total area: approx. 44.7 sq. metres (481.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. Plan produced using PlanUp.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	