

## LIONHEART COURT, EN9

Castles present this chain free one double bedroom first floor retirement apartment (for the over 60's). Comprising a good size reception area, balcony, walk-in wardrobe and added benefit of 24 hour emergency call system in all rooms. The building provides a communal lounge area plus a guest suite for visitors staying. Externally there is a well maintained communal garden area. Located a short distance from Waltham abbey's town centre and its many amenities, offering ideal practicality for most buyers.

**£290,000 Leasehold**

# Castles

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2/4 Highbridge Street  
Waltham Abbey  
EN9 1DT





**Entrance:**

Communal entrance, electric sliding doors to main hall; access to communal lounge area plus amenities; lift + stairs to apartments; front door to apartment

**Hallway:**

Access to reception, bedroom, bathroom and storage, entryphone + 24 hour call box

**Reception: 19' 0" x 10' 10" (5.79m x 3.30m):**

Entrance to kitchen, access to balcony

**Kitchen: 8' 2" x 6' 11" (2.49m x 2.11m)****Bedroom: 12' 6" x 9' 2" (3.81m x 2.79m):**

Walk-in wardrobe

**Shower Room: 7' 3" x 4' 11" (2.21m x 1.50m)****Communal Garden :**

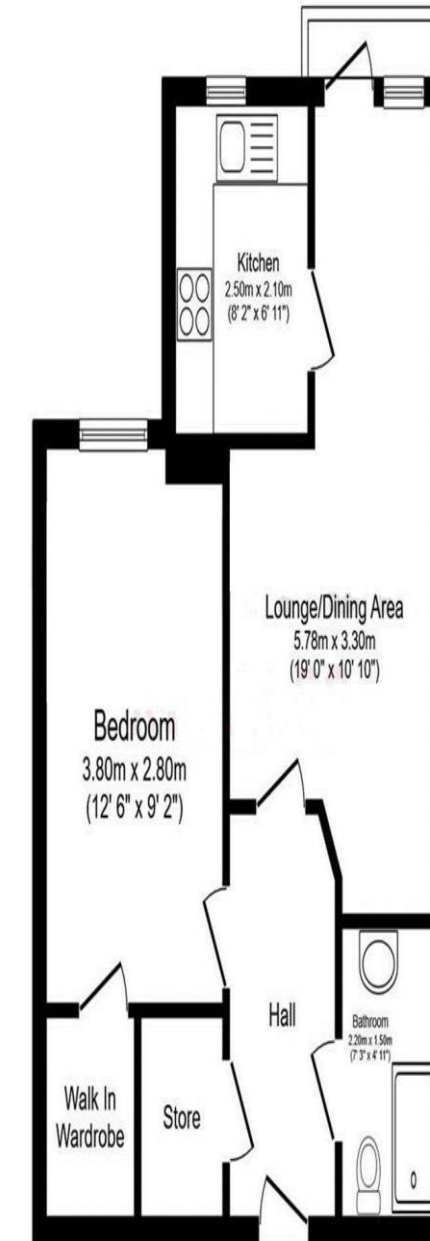
Communal garden area for residence + family

**Tax Band: C****EPC: B**

Seller advises: Lease = 997 years

Ground rent = £425 pa

Service charge = £2,552.35 pa



Total floor area 47.1 sq.m. (507 sq.ft.) approx

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