



- RETIREMENT FLAT
- GROUND FLOOR
- ONE BEDROOM
- LOUNGE

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

PRICE: £150,000 LEASEHOLD

Being offered CHAIN FREE and enjoying views over Larsens Park, an opportunity for the over 55's to purchase this one bedroom ground floor retirement flat with direct access to communal garden. The property is within walking distance of local shopping facilities and the town centre.



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.

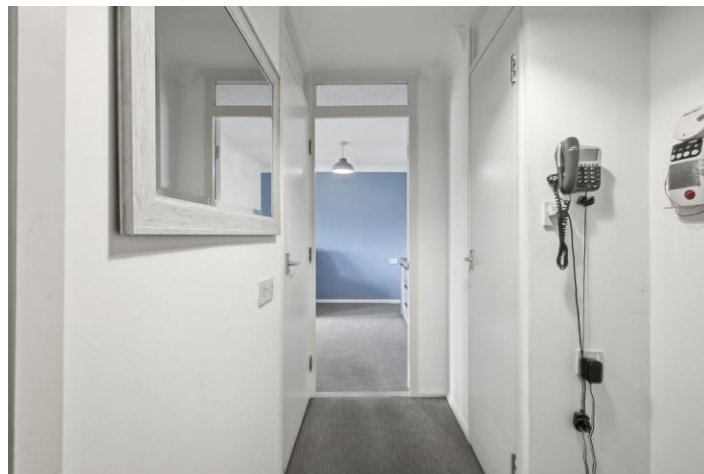
Facilities within Cobbinsbank offer a resident lift, pull cord support within each property, communal lounge and communal laundry room. The warden encourages social arrangements between residents.

This particular property is set on the ground floor of the development and boasts a personal door providing direct access to the communal garden with views over Larsens Park. There are only a handful of properties within Cobbinsbank with direct access to the garden and therefore this offers 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 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 built in electric oven and hob, washing machine all to remain.





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.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Tenure – Leasehold approximately 85 years unexpired

Service Charge £219.98

Ground Rent – Included in service charge

UTILITIES AND SUPPLIERS

Electricity - Mains -

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric Fire

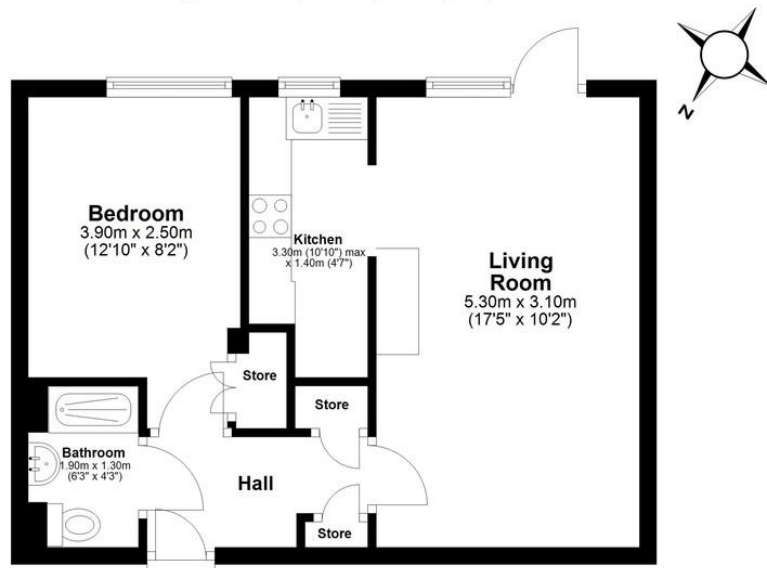
Broadband

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 38.2 sq. metres (411.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Cobbinsbank

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

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