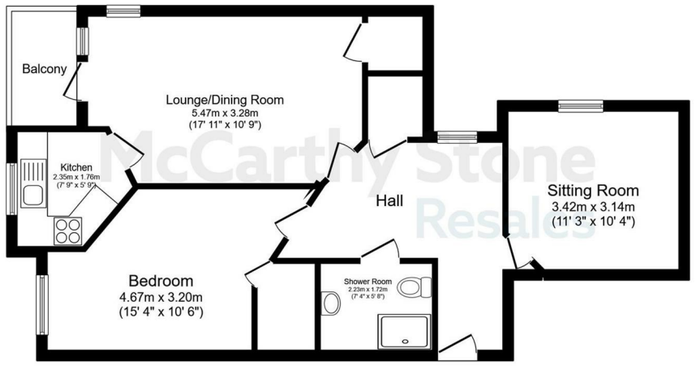
Excellent

Trustpilot

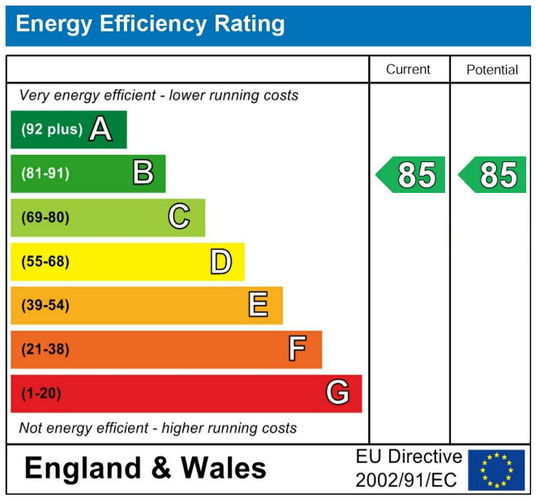
McCarthy & Stone
Resales.



Total floor area 66.5 sq.m. (716 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







39 Lionheart Court

Sewardstone Road, Waltham Abbey, EN9 1NP

2 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 39 Lionheart Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £340,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Walk out balcony
- Light and spacious living room
- Modern kitchen with integrated appliances
- Allocated car parking space
- Two double bedrooms
- Communal Lounge
- 24/7 emergency call system
- Landscaped gardens
- Close Proximity to supermarket
- House Manager

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

39 Lionheart Court, Waltham Abbey

2 | 1 | Asking price £340,000

Lionheart Court
This Retirement Living community is in a convenient central location in the pretty town of Waltham Abbey, close to supermarkets, pubs, eateries and healthcare providers. There are green spaces nearby and the historic Waltham Abbey Gardens are just a short walk away. The retirement development is very well connected, with the M25 and M11 easily accessible and the onsite car parking makes road trips simpler. What's more, from the local train station you can reach Liverpool Street in London in less than 40 minutes.

What We Offer

Alongside our beautiful apartments, homeowners enjoy access to a comfortable residents' lounge with TV and Wi-Fi, where regular coffee mornings are held.

Our well-maintained gardens are a real highlight, allowing you to relax and enjoy the outdoors without any upkeep. A full calendar of social events, from garden parties to popular fish-and-chip Fridays, is what makes Lionheart Court such a friendly and welcoming community.

Safe and Secure Living

You'll be supported by our friendly on-site manager, Hayley, and with a secure camera entry system and 24-hour emergency call support, you can enjoy complete peace of mind.

Local Area
Location

Waltham Abbey is a vibrant market town with a historic twist and plentiful amenities. 16th century timber-framed buildings stand alongside the Art Nouveau town hall, creating an eclectic backdrop for your retirement.

Amenities like supermarkets, long-historied pubs, healthcare, restaurants and cafes, as well as a post office, library and a leisure centre with pool.
Events throughout the year, like the Waltham Abbey Town Show, King Harold Day Festival, and Festival of Water all celebrating the town's unique history.
A thriving small town community with many retiree-friendly activities, especially within the local U3A, the community centre and those run by Age UK.
Access to history and countryside - with its eponymous abbey and gardens and Epping Forest nearby.

Apartment Summary
A spacious and well-presented two double bedroom retirement apartment at Lionheart Court, Waltham Abbey, offering comfortable and independent living within a welcoming community.

Situated on the second floor, the apartment features a bright and spacious living room with direct access to a walk-out balcony, providing a lovely outdoor space to enjoy. The separate kitchen is well equipped with integrated appliances, while the two generous double bedrooms offer comfortable accommodation for residents and guests.

The property also benefits from an allocated parking space, adding convenience.

Lionheart Court offers a sociable and secure retirement lifestyle, with a communal lounge where residents can meet, relax and enjoy regular social events. A dedicated House Manager is also on hand, helping to provide reassurance and support within the development.

An ideal opportunity for those looking to enjoy independent retirement living in a friendly community, while being close to the amenities and attractions of Waltham Abbey.

PART EXCHANGE & ENTITLEMENTS ADVICE AVAILABLE

Social Lifestyle
The Communal Lounge is at the heart of the community at Lionheart Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,029.21 per annum (up to financial year end 28/02/2027)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Additional Information & Services
• Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Landscaped Gardens
One of the main social hubs of DEVELOPMENT NAME is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Leasehold
Lease length - 999 from 1/1/2021
£495 per annum
Ground rent review: 2036













