Friends Avenue, Cheshunt, Waltham Cross EN8 8LZ

Offers In The Region Of £135,000

Flat | Leasehold

Council: Borough of Broxbourne | Council Tax Band: D

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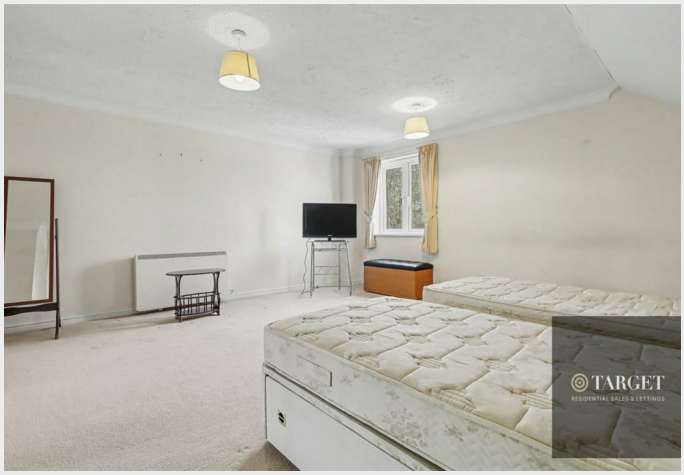
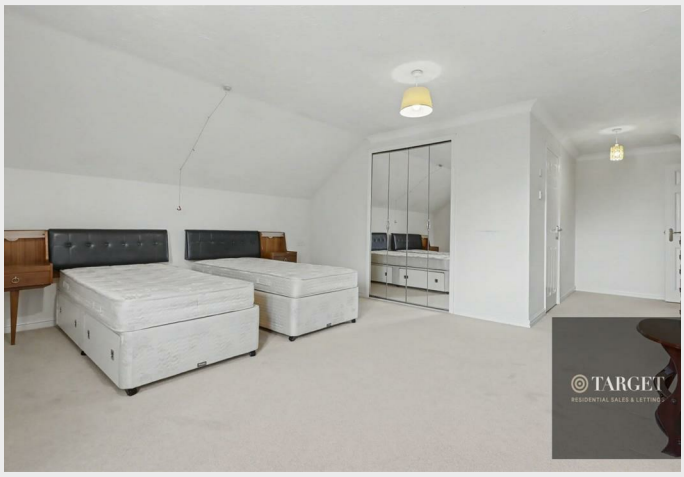
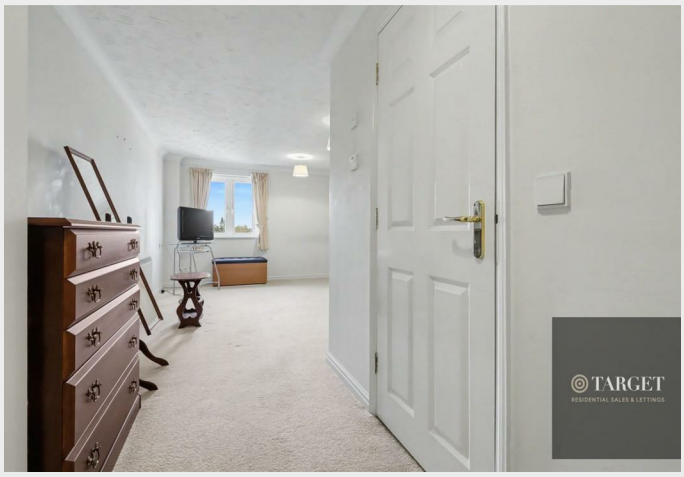
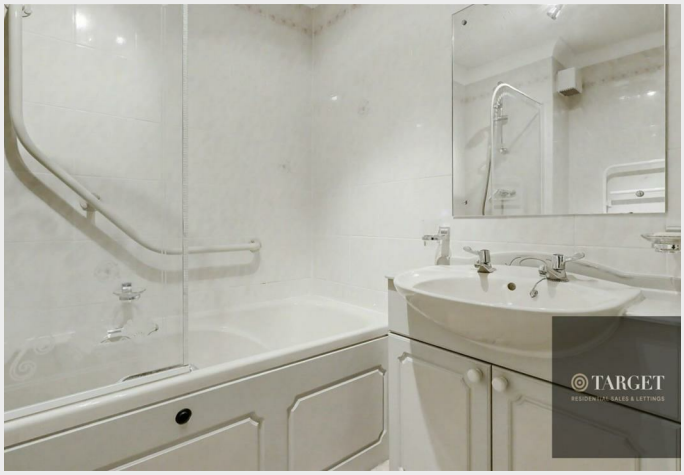
TARGET

RESIDENTIAL SALES & LETTINGS









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.

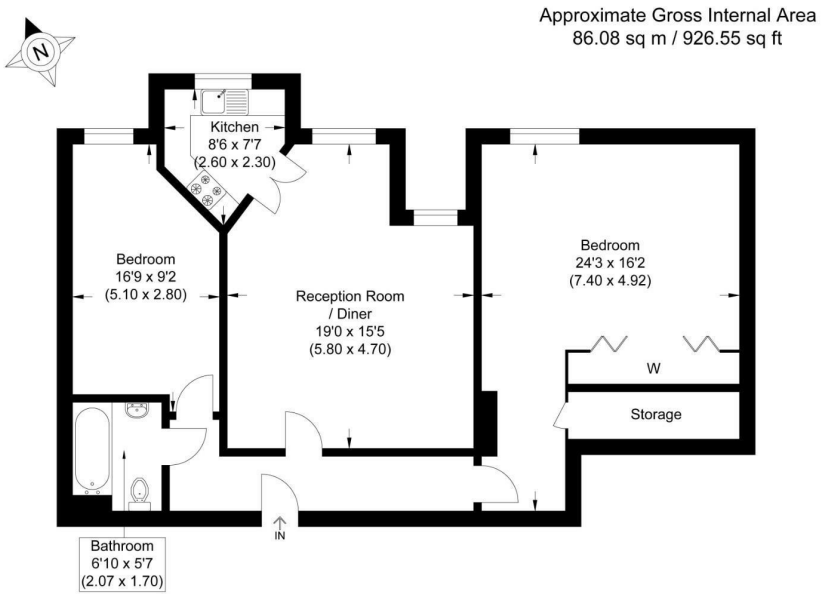
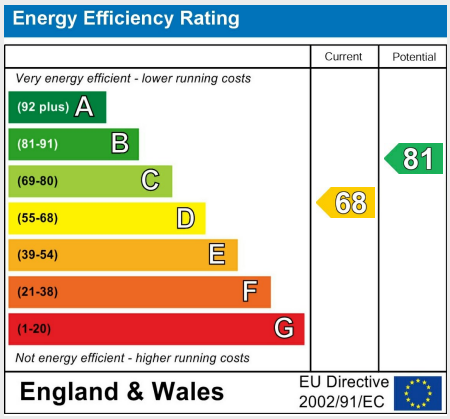


Illustration for identification purposes only, measurements are approximate, not to scale.



How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.

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