Shepherds
Property Sales & Lettings

Westgate Court I Waltham Cross I EN8 8RZ I £200,000

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# Westgate Court I Waltham Cross I EN8 8RZ

Shepherds are pleased to offer stunning this one bedroom flat which is situated within a small block of just six flats. As you enter the flat you are greeted by a spacious entrance hall where access is gained to all rooms of the apartment as well as extra storage solutions. The flat includes a kitchen which is just off the lounge diner, bathroom and a double bedroom. One of the standout features of this flat is the allocated parking space as well multiple visitor bays for guests. Additionally, their is a communal courtyard and bin store . It is located with a variety of amenities just a stone's throw away. Whether you are in search of shops, cafes, or recreational facilities, everything you need is within easy reach.

Lease remaining : 90 years
Ground Rent - £ 100.00 per year
Service Charge : £1,440.00 per year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

- Block of Six
- Entry Phone System
- Communal Courtyard
- Modern Interior
- Allocated Parking Space
- Variety Of Amenities Just A Stone's Throw Away
- Lounge Diner
- Multiple Visitor Bays
- Vendor Suited

Communal Entrance Door

First Floor

Front Door

Entrance Hall

Kitchen
10'10 x 5'10

Lounge Diner
18'11 x 10'4

Bathroom
7' x 5'6

Bedroom
12'10 x 10'2

External

One Allocated Parking Space

Multiple Visitor Parking Spaces

Communal Courtyard

Communal Bin Store

**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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| **Tenure :** | **Leasehold** |
| **Council:** | **Enfield** |
| **Tax Band:** | **B** |

# Westgate Court, Waltham Cross, EN8

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This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

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