



Shepherds
Property Sales & Lettings



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High Street | Waltham Cross | EN8 7AT | £235,000





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Shepherds are pleased to offer for sale this spacious, CHAIN FREE, two double bedroom first floor split-level apartment. Arranged over two floors, the ground floor features an entrance hall, kitchen, a bright and generously sized lounge diner with access to your private roof terrace. Upstairs you have two double bedroom and a bathroom. Externally residents also benefit from a communal front terrace providing additional outdoor space to enjoy, as well as one allocated parking space. The property ideally situated within close proximity to Theobalds Grove Station, Waltham cross town centre which offers a range of shops with schooling options also nearby.

Lease Information

996 years remaining: Ground Rent £15 per Year : Maintenance Charge : £1,400 per year

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

Services Connected

Mains Water & Sewage. Electricity.

No Gas Connected

- Chain Free
- Two Double Bedrooms
- Close Proximity To Theobalds Grove Station
- Split Level Apartment
- Private Garden Terrace
- Walking Distance To Waltham Cross Town Centre
- Entry Phone System
- Allocated Parking Space
- Schooling Near By



Entry Phone System

Communal First Floor Open Terrace

Front Door

Entrance Hall

Kitchen

8'7 x 7'8

Lounge Diner

14'4 x 10'10

Private Roof Terrace

14'4 x 11'6

Stairs

First Floor Landing

Bedroom One

14'4 x 8'10

Bedroom Two

11'2 x 6'6

Bathroom

7'7 x 6'5

External

Allocated Parking Space



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: Broxbourne
Tax Band: B

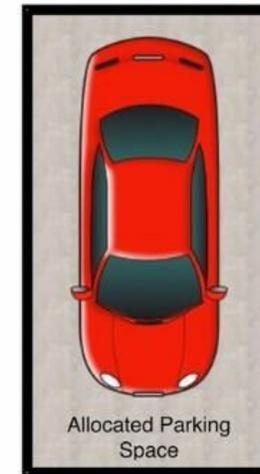


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Bridge Court, High Street, Waltham Cross



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 Denotes Skylight

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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HODDESDON

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FINE & COUNTRY

