



Shepherds

Property Sales & Lettings

Eleanor Cross Road | Waltham Cross | EN8 7FA | £279,995





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Shepherd Estate Agents are delighted to present this stylish two bedroom, second floor apartment situated in the heart of Waltham Cross. The property is accessed via a well maintained communal entrance lobby with a secure entry phone system. Internally, the apartment offers a welcoming entrance hall with built in storage options, leading to a modern open plan kitchen, lounge and dining area. This impressive living space is perfect for both everyday living and entertaining, with the added benefit of a Juliette balcony allowing plenty of natural light. There are two generously sized double bedrooms, with the principal bedroom benefiting from a modern en suite shower room. A well-appointed family bathroom completes the accommodation. Externally, the property benefits from an allocated parking space, accessed via a secure gated entrance. The property is within easy walking distance of a wide range of shops, cafés and everyday amenities, while also offering excellent transport links, with Waltham Cross Station, the A10 and M25 all easily accessible.

Lease Information
109 years remaining: Ground Rent £250 per Year Maintenance Charge £2,500 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 & Gas Connected

Note: Some photographs may have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

- Two Bedroom Apartment
 - Juliette Balcony Providing Plenty Of Natural Light
 - Secure Entry Phone System With Communal Entrance
- Second Floor
 - Principal Bedroom With En Suite
 - Allocated Parking Space Behind Gated Access
- Bright & Spacious Open Plan Kitchen/Living/Dining room
 - Modern family bathroom
 - Situated In The Heart Of Waltham Cross



Communal Entrance	En Suite
Entry Phone system	Bedroom Two
2nd Floor	11'1 x 10'6
Front Door	Bathroom
Entrance Hall	7'7 x 6'7
Storage Options	External
Kitchen	Gated Access
Lounge Diner	Allocated parking space
21'3 x 16	
Bedroom One	
11'1 x 10'6	



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.



Tenure :
Council:
Tax Band:

Leasehold
Broxbourne borough
C

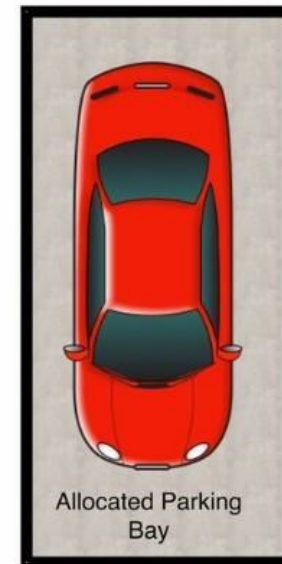


Eleanor Cross Road, Waltham Cross, Hertfordshire



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www.shepherdsestates.co.uk



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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