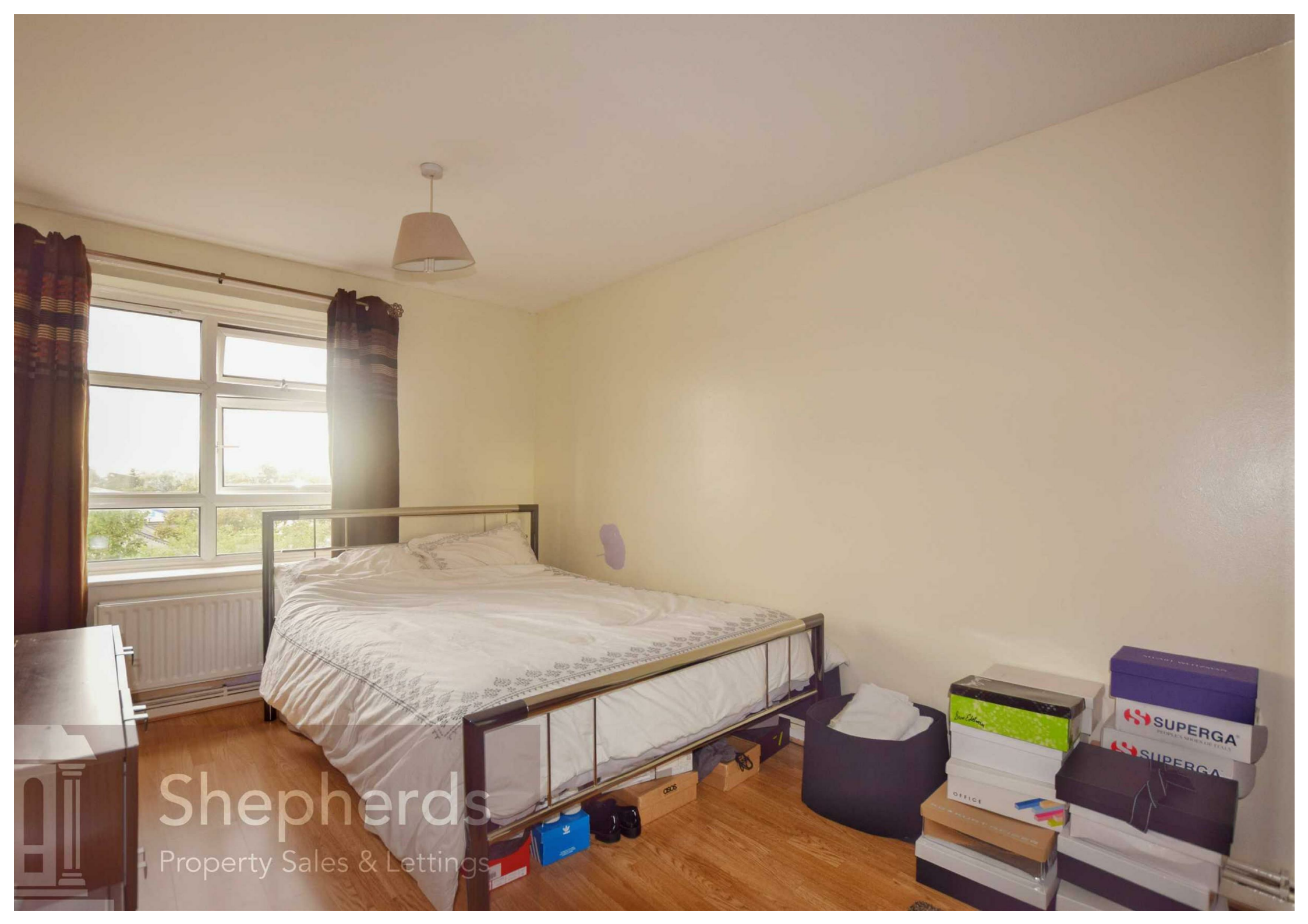




Shepherds
Property Sales & Lettings

Holdbrook South | Waltham Cross | EN8 7SR | £299,950





Shepherds
Property Sales & Lettings

Holdbrook South | Waltham Cross | EN8 7SR

Shepherds Estate Agents are pleased to market this spacious CHAIN FREE three bedroom split level maisonette, which is conveniently located a stones throw from Waltham Cross High Street. The ground floor of the property comprises of a kitchen, lounge diner and WC whilst on the first floor you are greeted by three well sized bedrooms and bathroom. Moments from Waltham Cross town centre and the Pavilions Shopping Centre, offering a wide choice of high street shops, supermarkets, restaurants, cafes, banks and other local businesses. You will also be within walking distance of local gyms, GPs, Lea Valley Park, the Lee Valley White Water Centre and many other amenities. For commuters, Waltham Cross Station is a short walk away.

** Please note the photos were taken pre tenancy **

lease remaining : 106 Years Renaming
Ground Rent : £10 per year
Service Charge : £1,985 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 & Gas

- Chain Free
 - Spacious Ground Floor With WC
 - Walking Distance To Lea Valley Park & Lee Valley White Water Centre
- Split Level Maisonette
 - Bright Lounge Diner
 - Moments From The Pavilions Shopping Centre
- Three Bedrooms
 - Communal Parking Facilities
 - Short Walk To Waltham Cross Station



Chain Free	Bedroom One
Entrance Hall	14'7" x 8'10"
Cloakroom	Bedroom Two
4'10" x 3'6"	11'10" x 8'10"
Living Area	Bedroom Three
13'4" x 11'10"	10'3" x 8'11" Max
Dining Area	Bathroom
7'4" x 6'0"	8'10" x 8'8" Max
Kitchen	Exterior
11'0" x 9'0"	Communal Parking
First Floor Landing	
9'0" x 7'3" Max	



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.

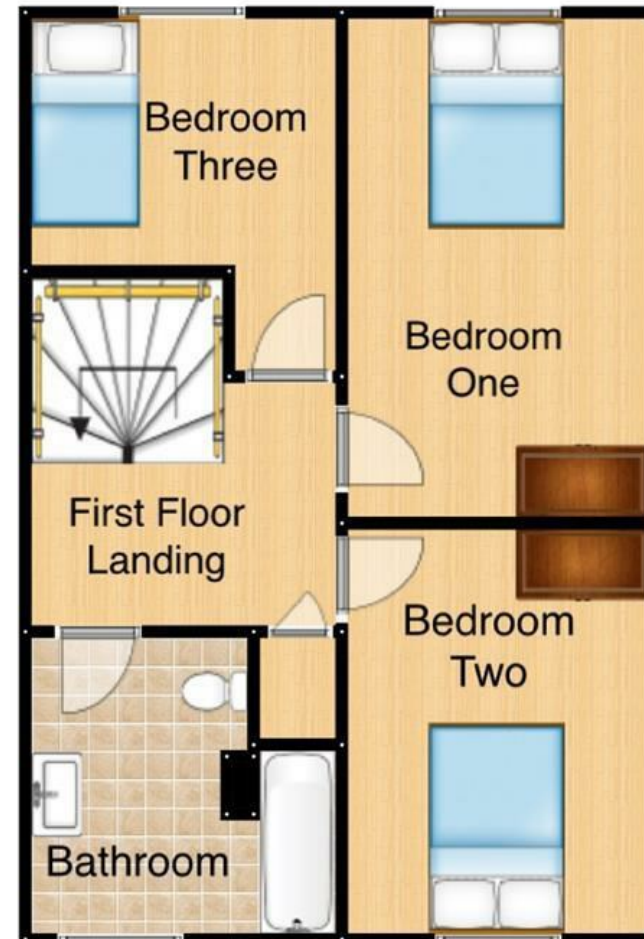
 3  1  1  C

Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Council
C

Holdbrook South, Waltham Cross

This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide.





Shepherd's
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

