



Shepherds
Property Sales & Lettings

Swanfield Road | Waltham Cross | EN8 7FG | £249,000





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Nestled in the heart of Waltham Cross, this charming two-bedroom flat in Burlington House offers a delightful living space for those seeking comfort and convenience.

Situated in a prime location adjacent to Waltham Cross Town Centre, this chain-free property boasts easy access to excellent road links and is just a short stroll away from two train stations, making commuting a breeze.

Step inside to discover a well-proportioned lounge diner, a modern kitchen equipped with integrated appliances, two cosy double bedrooms, and a sleek bathroom. The lift access adds a touch of luxury to everyday living, while the allocated parking is a real bonus. Built between 2010-2019, this flat combines contemporary living with a convenient location, making it an ideal choice for those looking for a hassle-free lifestyle. Don't miss the opportunity to make this lovely property your new home sweet home.

Ground Rent - £300.00 per annum Service Charge - £3,000.00 per annum Lease Remaining - 991 Years Remaining

All information has been provided verbally via the owner and will need to be confirmed via solicitors.

SERVICES CONNECTED

Mains water, drainage and electric connected.

- Popular Residential Block
- Two Double Bedrooms
- Lounge Diner
- Modern Bathroom
- Walking Distance Of Town Centre
- Lift Access & Parking
- Integrated Appliances
- Stones Throw From Two Train Stations
- Communal Heating



Communal Entrance

Lift Access

Second Floor

Front Door

Hallway
10'6" x 5'9"

Lounge Area
14'5" x 9'4"

Kitchen
12'10" x 5'9"

Bedroom One
13'3" x 9'3"

Bedroom Two
9'6" x 9'3"

Bathroom
7'0" x 5'6"

External

Allocated Parking Space

Tax Band C



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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.

 2  1  1  B

Tenure : Leasehold
Council: Broxbourne Council
Tax Band: C

Burlington House, Waltham Cross



This floorplan is for guidance only and may not be accurate. The furniture is for guidance only and the items will not be included.



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HODDESDON

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FINE & COUNTRY

