



Shepherd's

Property Sales & Lettings

Sturlas Way | Waltham Cross | EN8 7BJ | £205,000

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Council: Broxbourne Tax Band: B

Welcome to this charming one-bedroom flat located on Sturlas Way in Waltham Cross. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or for investment.

As you enter, you will find a spacious open-plan kitchen, diner, and lounge area, which creates a warm and inviting atmosphere for both relaxation and entertaining. The layout maximises the use of space, allowing for a seamless flow between the kitchen and living areas. The flat features one well-proportioned bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring all your needs are met.

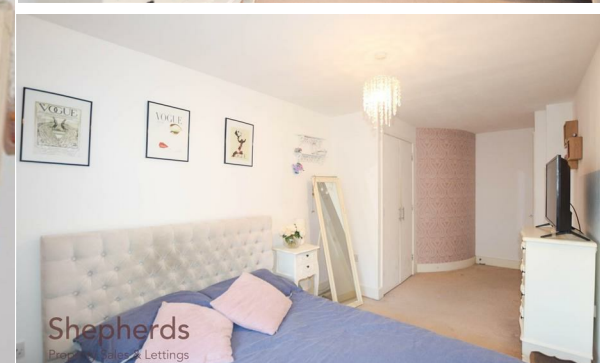
This property is offered on a shared ownership basis, with a 45% share available, making it an accessible option for those looking to step onto the property ladder. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

Situated within walking distance of Waltham Cross High Street, you will have easy access to a variety of shops, cafes, and amenities. The flat is also conveniently located near local schools and a train station, making it an excellent choice for commuters and families alike.

Lease remaining : 83 years

- Chain Free
 - Open Plan Kitchen
 - Walking Distance Of Waltham Cross High Street
- One Bedroom Apartment
 - Private Balcony
 - More Shares Can Be Purchased From A Minimum of 10%.
- Living / Dining Room
 - Close Proximity To Schooling and Train Station
 - Shared Ownership Scheme





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.

Sawyers Court, Waltham Cross, EN8



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

Rooms:

Communal
Entrance

Front Door

Hallway

Bathroom
7'7 x 5'6 (2.31m x
1.68m)

Kitchen
7'10 x 7'1 (2.39m
x 2.16m)

Lounge Diner
16'2 x 11'4
(4.93m x 3.45m)

Bedroom
20'6 x 8'4 (6.25m
x 2.54m)

Balcony

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Shepherds
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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