



Shepherds

Property Sales & Lettings

High Street | Waltham Cross | EN8 7ED | £270,000





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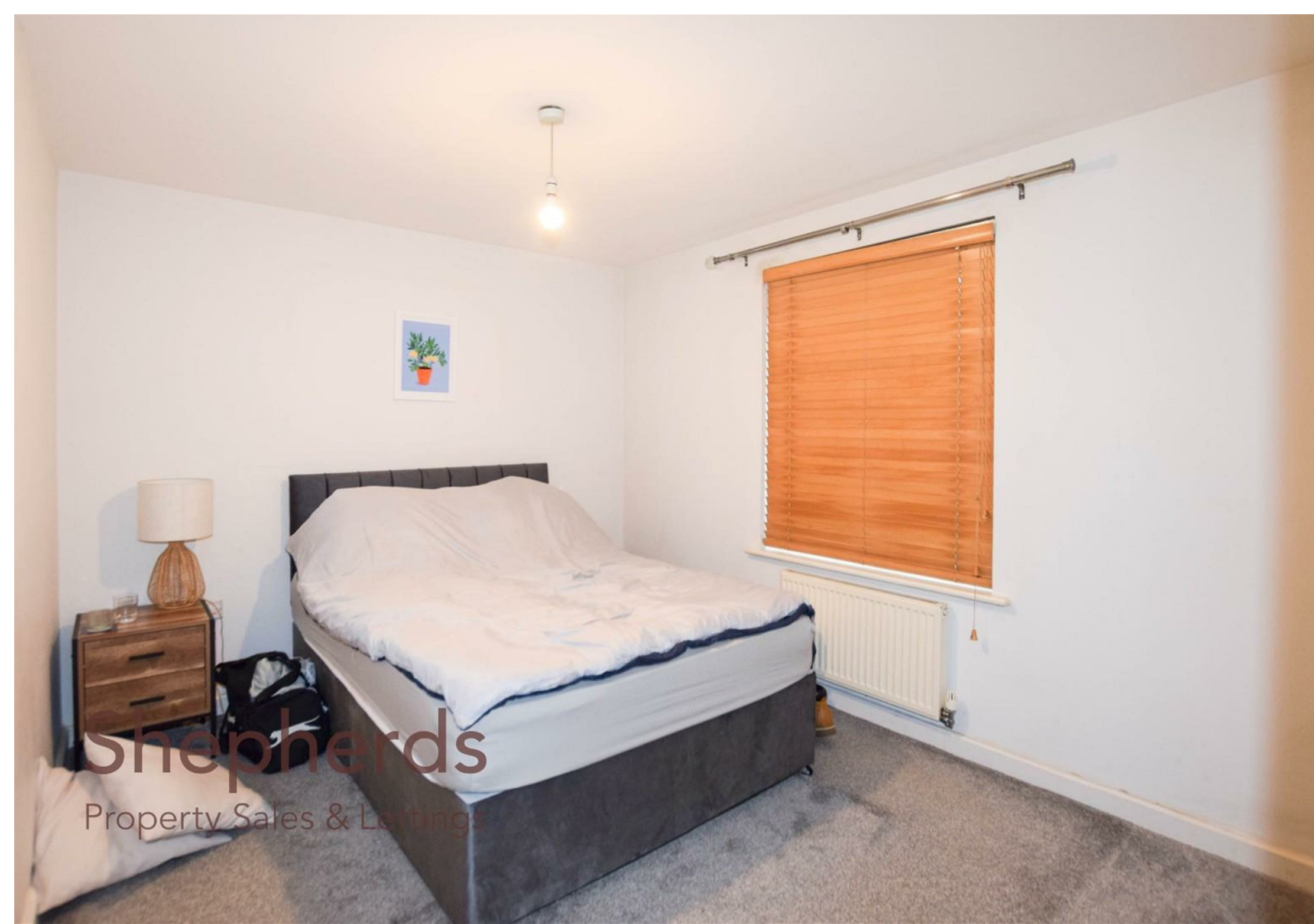
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# High Street | Waltham Cross | EN8 7ED

Shepherds are pleased to offer this ground floor apartment in Akers court on Waltham cross, High Street.

One of the standout features of this home is its gated entrance and entry phone system, which not only enhances security but also adds a touch of exclusivity. Being chain free, this property presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new abode. Once you are through the gated entrance you are welcomed into a large car park where you have the benefit of one parking space via a permit.

Once in the the apartment you are greeted by a hallway which allows access into the lounge diner with open plan kitchen, two double bedrooms where bedroom one benefits from an suite, a bathroom and a storage cupboard where the boiler is located for the gas central heating within the property.

Externally you have the added use of communal bin storage area as well as the property being within easy reach of local amenities, schools and Theobalds Grove train station.

130 Years Remaining on Lease, Ground Rent - £234.96 Per year, Service Charge - £1656 per year

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

- Chain-Free Purchase
  - Two Double Bedrooms
  - Permit Parking
- Gated Entrance & Entry Phone System
  - Ensuite and Bathroom
  - Theobalds Grove Train Station Across The Road
- Open-Plan Lounge Diner Kitchen Area
  - Gas Central Heating
  - Within Easy Reach Of Local Amenities



Gated Entrance	Ensuite
Communal Front Door	Bedroom Two
Entry Phone System	11'10 x 7'3
Front Door	Bathroom
Hallway	6'8 x 6'4
Kitchen	External
9' x 7'5	Permit Parking
Lounge Diner	Communal Bin Store
15'10 x 11'1	
Bedroom One	
13'5 x 9'1	



**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  
C



# Akers Court, Cheshunt, EN8



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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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

**FINE & COUNTRY**

