



Swanfield Road, Waltham Cross | EN8 7FG

£219,995 | Leasehold

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This CHAIN FREE one bedroom first floor flat in WALTHAM CROSS close to both the high street and the station is well presented throughout. Benefiting from a LONG LEASE, ATTRACTIVE BATHROOM/WC and ALLOCATED PARKING.





GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

Entrance Hall

Front door from communal hallway, security entry system, wood flooring, airing cupboard

Lounge

Twin windows to front, wood flooring, electric heater, tv point, opening to kitchen

Kitchen

Fitted with a range of base and eye level units with work surfaces over, incorporating a single drainer stainless steel sink unit with mixer taps, built in oven and hob, plumbing for washing machine, space for fridge freezer, wood flooring

Bedroom

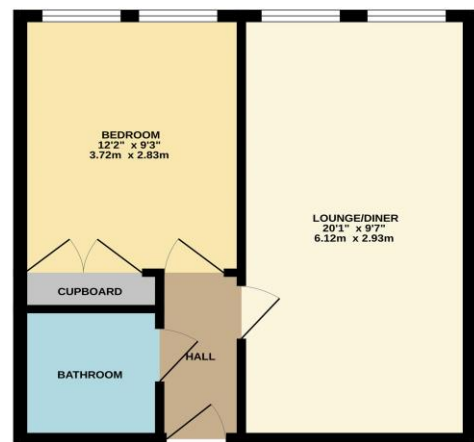
Twin windows to front, electric heater, fitted wardrobes along one wall

Attractive Bathroom/WC

Fitted with a suite comprising low flush w/c, wall mounted wash hand basin with mixer taps, panel enclosed bath, fully tiled walls around bath, electric radiator

Exterior

Allocated parking space provided



TOTAL FLOOR AREA: 379 sq. ft. (35.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, doors and other items are approximate and the responsibility to check for any variation or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any property particulars. For details of services and specifications visit our website and our brochures or to find out more contact us on 01992 781100.
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Lease Remaining	991 Years
Service Charge	N/A
Ground Rent	£2,800 p/a
Council Tax	B
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.