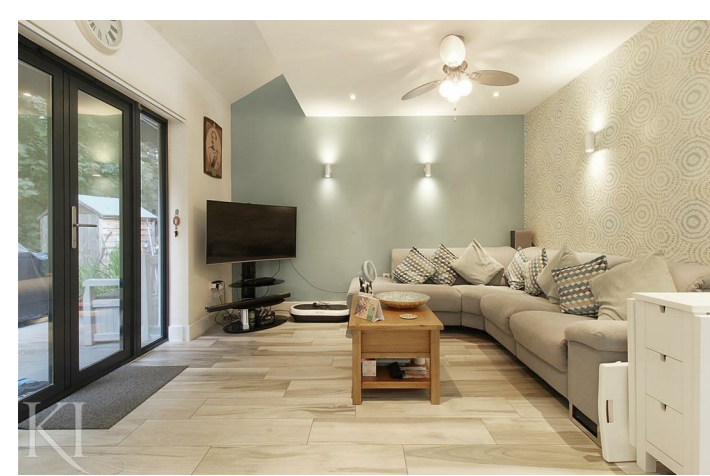




£350,000

Eleanor Way, Waltham Cross



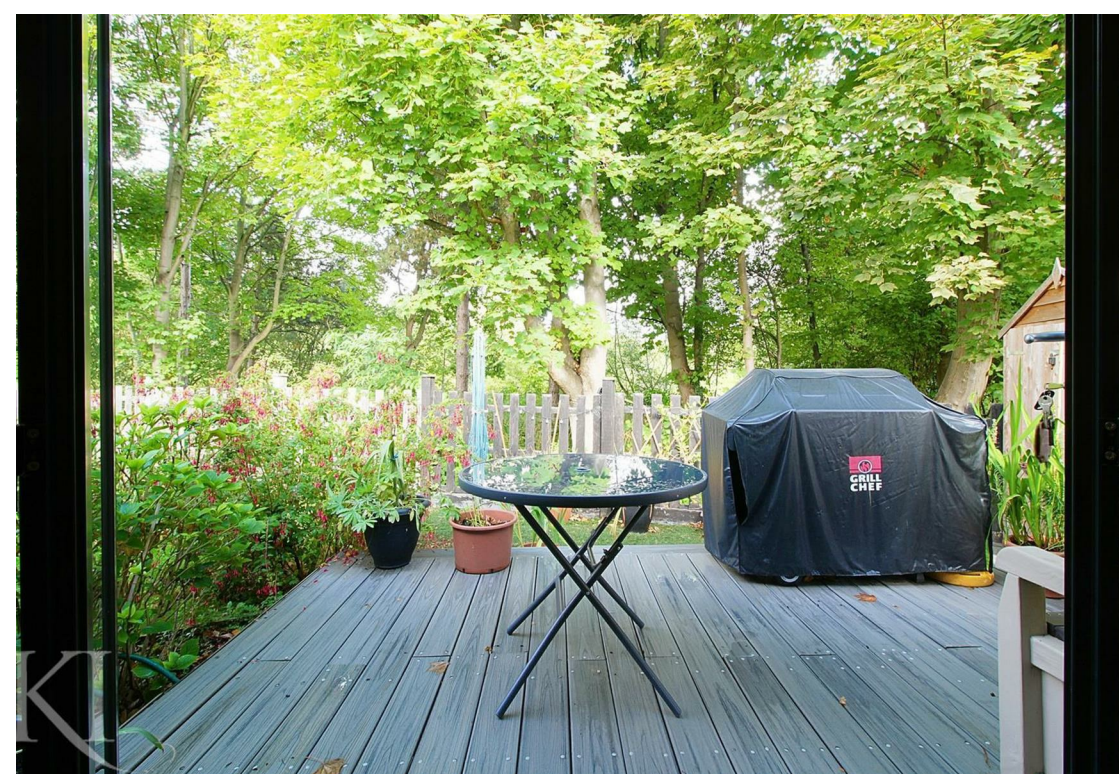
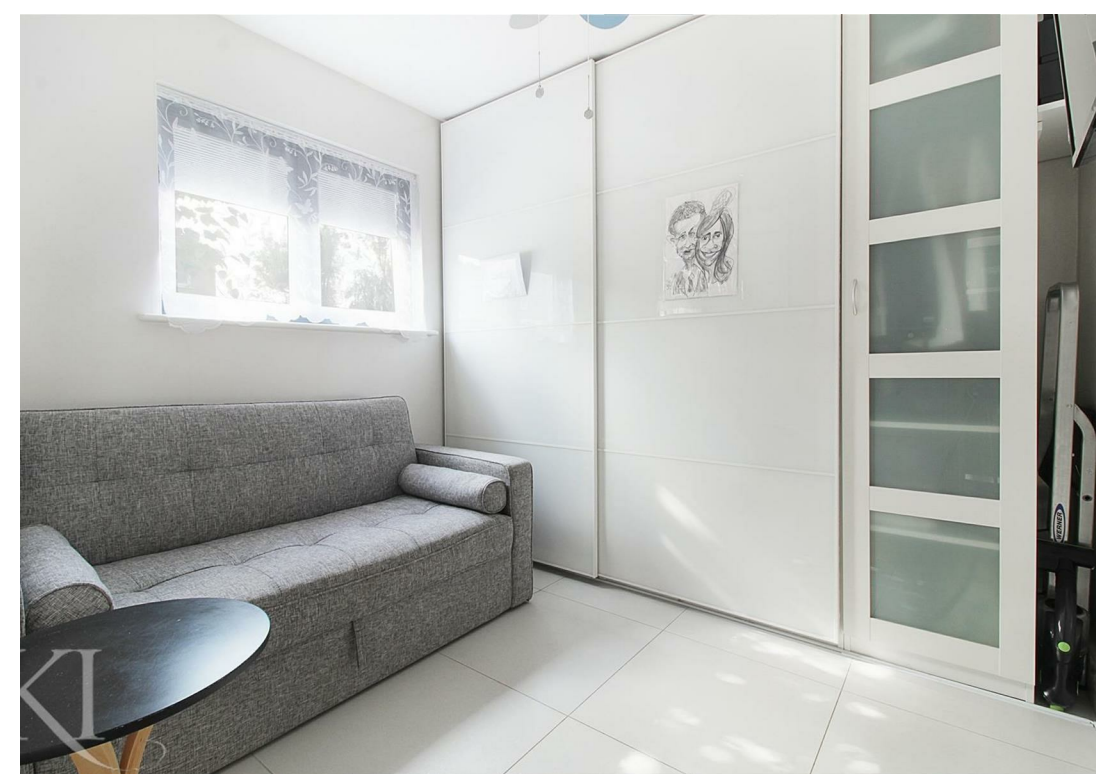
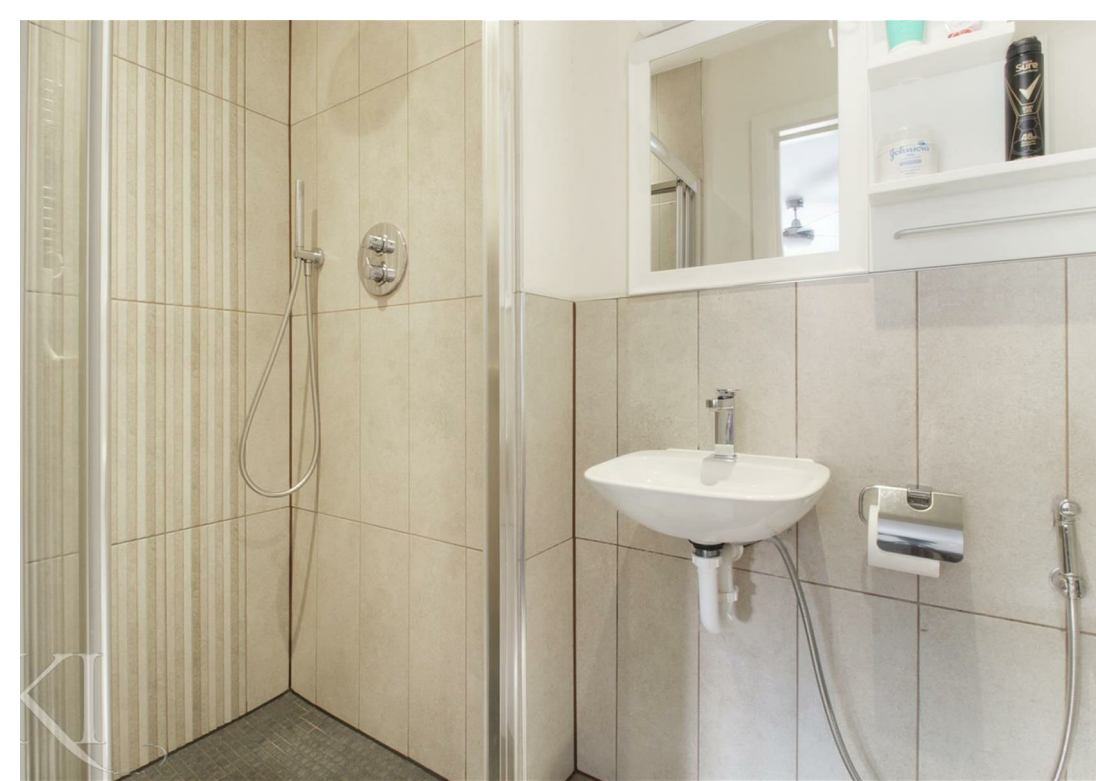


Eleanor Way, Waltham Cross, EN8 7FF

Keith Ian are delighted to offer this beautifully presented Lakeside two bedroom unique maisonette. The property is located on a private development, less than 10 years old within Waltham Cross, being a short walk to the train station and local amenities. The maisonette benefits from rear garden and allocated parking within the gated development. Since last purchased a mezzanine level has been added above the lounge unlike any other property within the block, the kitchen has also be refitted and decorated. Further benefits include under floor heating, double glazing, a long lease, and beautiful views across Lea Valley.

Waltham Cross, a vibrant town in Hertfordshire, offers a dynamic living experience with its mix of urban amenities and historical charm. Nestled in close proximity to London, Waltham Cross provides residents with convenient access to the capital city while retaining its own distinct character. The town boasts a blend of modern conveniences and historical landmarks, including the iconic Eleanor Cross monument. Residents can explore a diverse range of shops, restaurants, and cultural attractions in the town centre. With excellent transportation links and a welcoming community spirit, Waltham Cross provides an ideal balance of suburban tranquillity and urban vibrancy for those seeking a well-rounded and lively living environment. Early viewing is advised.

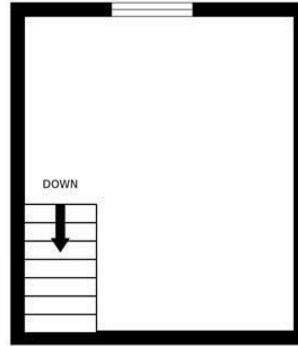
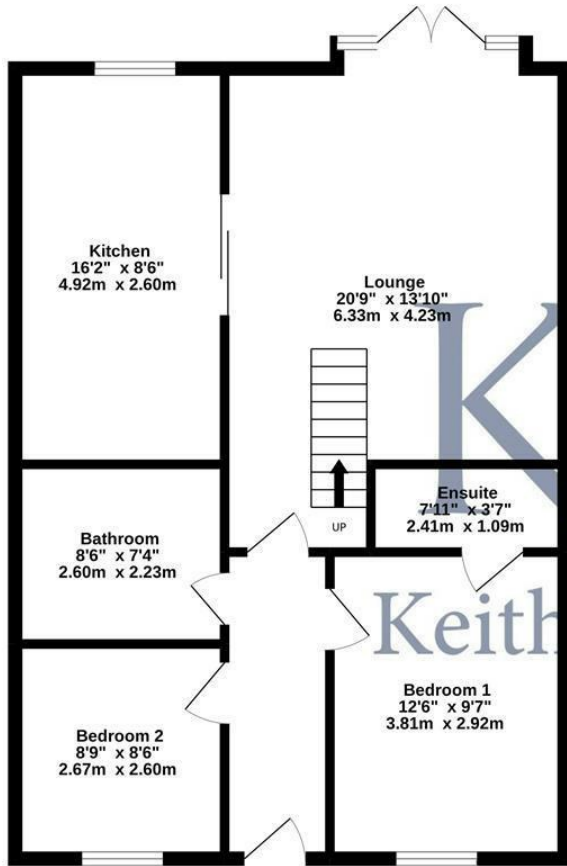






Ground Floor
730 sq.ft. (67.8 sq.m.) approx.

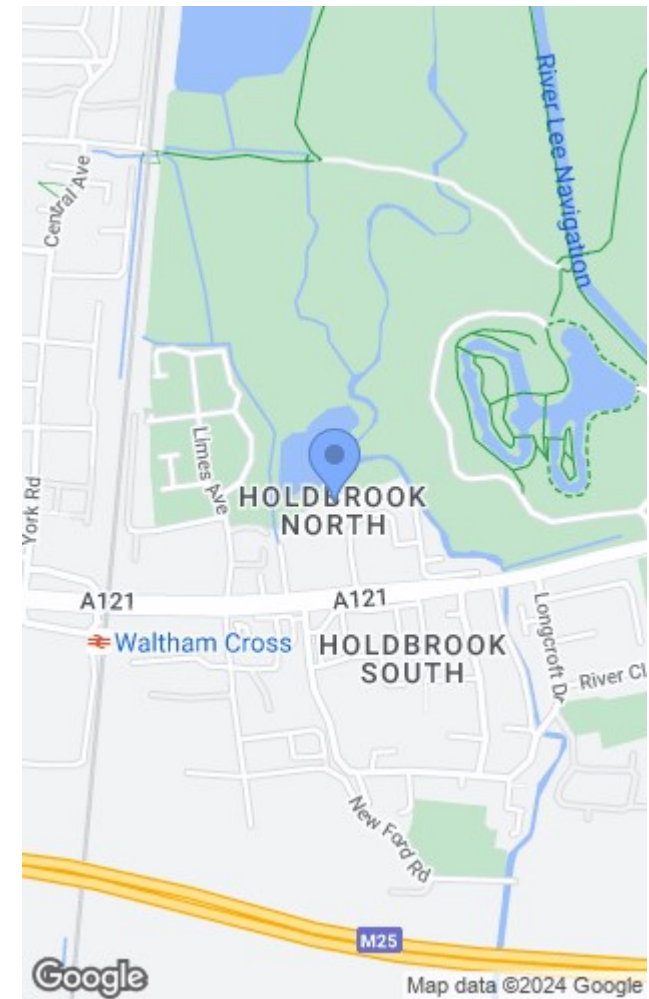
1st Floor
155 sq.ft. (14.4 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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