



£240,000

Westgate Court, Waltham Cross



Westgate Court, Waltham Cross, EN8 8RZ

Keith Ian are pleased to offer this ground floor two bedroom apartment with a GARAGE. Ideally located close to local shops and public transport; Waltham Cross Railway Station is the closest train station to the property. This property is also conveniently situated close to the A10 and M25 with great links into London. This property benefits from full double glazing, electric heating, a refitted kitchen and a refitted wet room/shower room.

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.

LOUNGE/DINER

16'5 x 10'6 (5.00m x 3.20m)

KITCHEN

12'5 x 5'10 (3.78m x 1.78m)

BEDROOM ONE

11'6 x 11'3 (3.51m x 3.43m)

BEDROOM TWO

12'2 x 5'7 (3.71m x 1.70m)

SHOWER-ROOM

9'3 x 5'6 (2.82m x 1.68m)

GARAGE

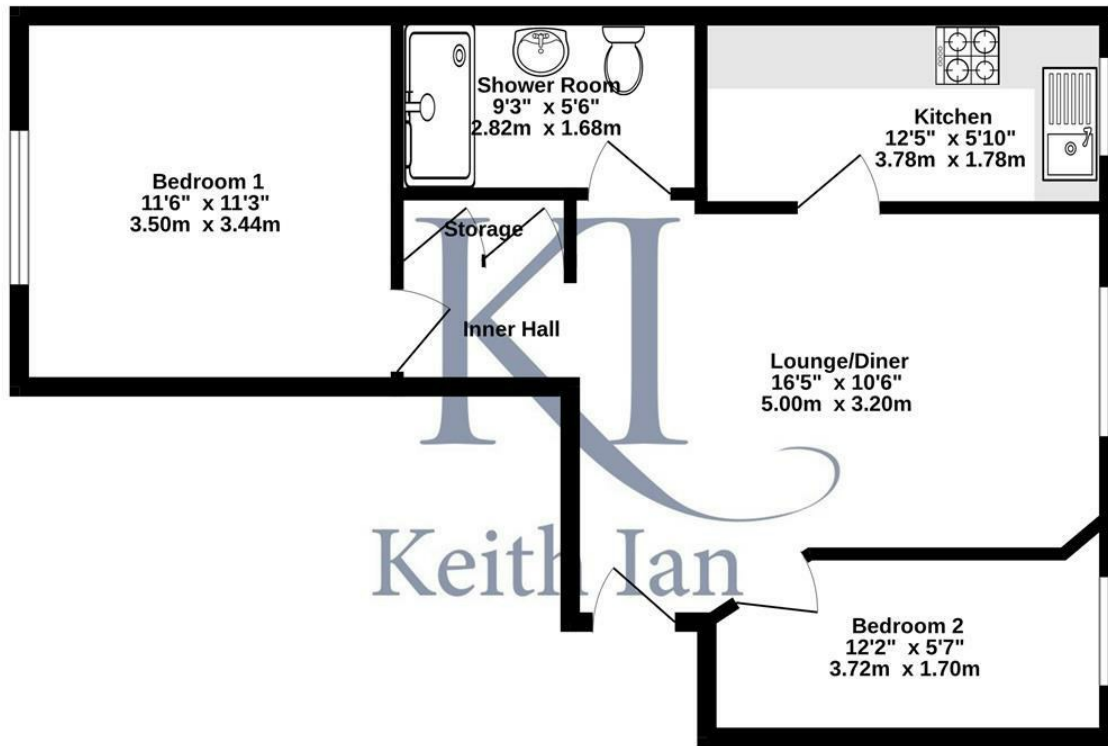
WHAT3WORDS

///proper.agenda.record





Ground Floor
533 sq.ft. (49.5 sq.m.) approx.



Keith Ian

TOTAL FLOOR AREA : 533 sq.ft. (49.5 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.
Made with Metropix ©2024

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 checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202