



21 Turnpike Court High Street, Waltham Cross, EN8 7AA

£260,000



## 21 Turnpike Court High Street, Waltham Cross, EN8 7AA

Lanes are pleased to present two bedroom top floor purpose built flat situated in Waltham Cross and is within walking distance to the shopping centre, rail station and bus depot. The accommodation comprises of inner hallway, lounge, bathroom and separate kitchen. The property also benefits from double glazing, electric heating, entry phone system, allocated parking and lift access.



### **Door To**

### **Hallway**

Doors leading to all rooms and storage cupboards.

### **Lounge**

circle shape with a diameter of 17" (circle shape with a diameter of 5.18m)

Circle shape Lounge with hallway extension and dual aspect windows.

### **Kitchen**

9'11" x 6'11" (3.02m x 2.11m)

Eye and base level units throughout with worksurfaces, space for appliances and window to side aspect.

### **Bedroom One**

15'10" x 9'10"(narrowing to 8") (4.83m x 3.00m(narrowing to 2.44m))

Window to front aspect.

### **Bedroom Two**

11" x 6'10" (3.35m x 2.08m)

Window to front aspect.

### **Bathroom**

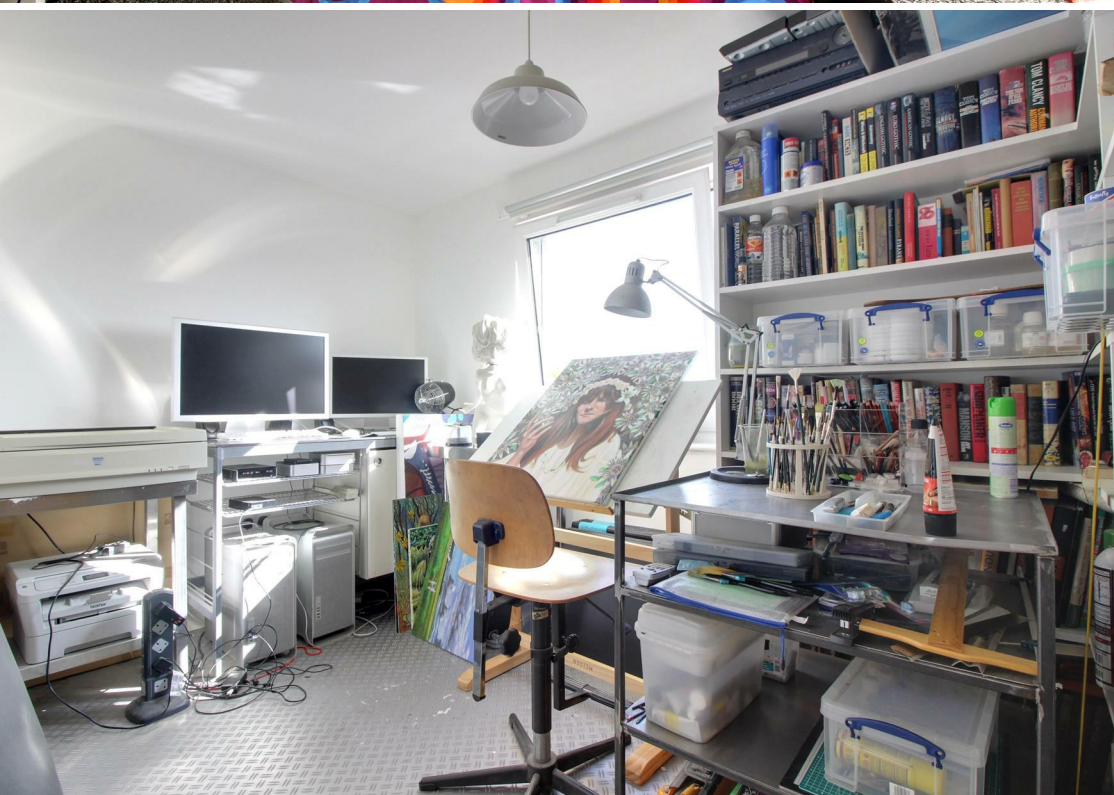
Panel enclosed bath with shower over, closed couple WC with pedestal hand basin and mixer tap.

### **Exterior**

Allocated parking for one car.

### **Reference**

CH6400/PL/ED/ED/21092023 - CHESHUNT ESTATE AGENT





## GROUND FLOOR



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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### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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