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## 36 Sawyers Court Sturlas Way, Waltham Cross, EN8 7BJ

**£118,500**

Lanes are please to present this modern one-bedroom apartment on a 50% Shared Ownership in the heart of Waltham Cross.

The property on the fourth floor comprises an entrance hallway, open-plan lounge/kitchen, one bedroom, bathroom and a private rear balcony.

973 year lease on completion

There is NO PARKING with the property

Available for £118,500 for 50% share

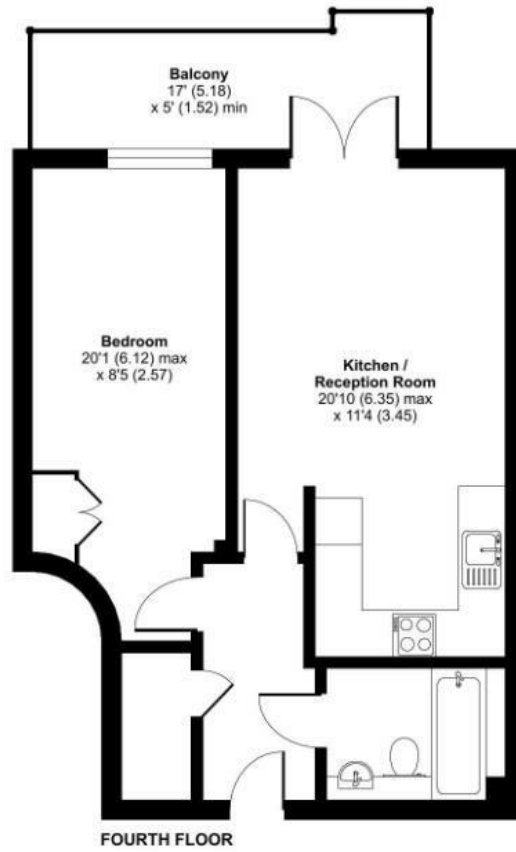


- Door To
- Hallway
- Open plan lounge/kitchen
- Bedroom
- Bathroom
- Balcony

Reference  
 CH6462/PL/PL/PL/23052024 - Waltham Cross Estate  
 Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	73	81
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

