



30 Latimer Court Bryanstone Road, Waltham Cross, EN8 7RL

£215,000

Lanes
ESTATE AGENTS

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Welcome to Latimer Court, Waltham Cross, this charming flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a bright Lounge/Diner with access to Kitchen alongside a comfortable bedroom that offers a peaceful retreat. The modern bathroom is tastefully designed, ensuring both style and functionality.

One of the standout features of this flat is the gated parking, providing secure space for one vehicle, a rare find in urban living. The location is particularly advantageous, as it is situated close to Waltham Cross Train Station, which offers convenient access to London, making it ideal for commuters.

This property is being sold chain free, allowing for a smooth and efficient purchase process. With its blend of modern amenities and prime location, this flat is a fantastic choice for those seeking a home that combines comfort with accessibility. Don't miss the chance to make this delightful property your own.



Entrance Hall

Two Cupboards one being an airing cupboard.

Lounge/Diner 12' x 11'10" (3.66m x 3.61m)

Kitchen 11'10" x 5'7" (3.61m x 1.70m)

Bedroom 13'10" x 8'8" (4.22m x 2.64m)

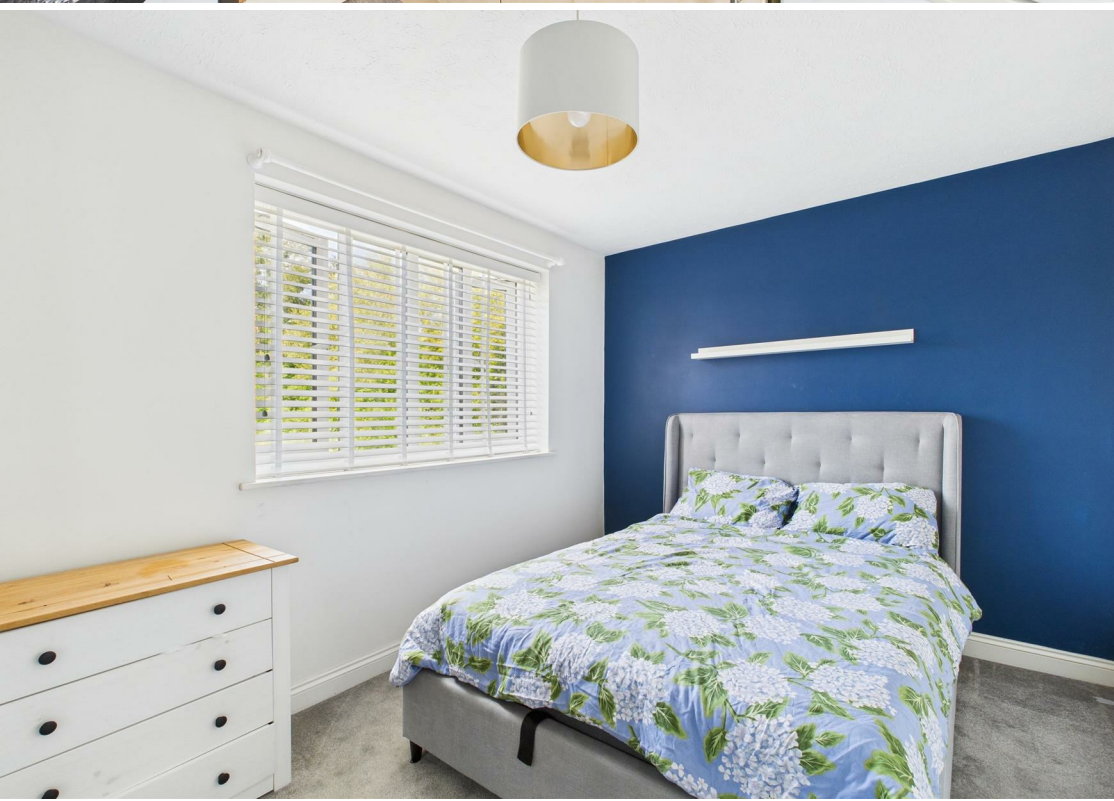
Bathroom

Parking

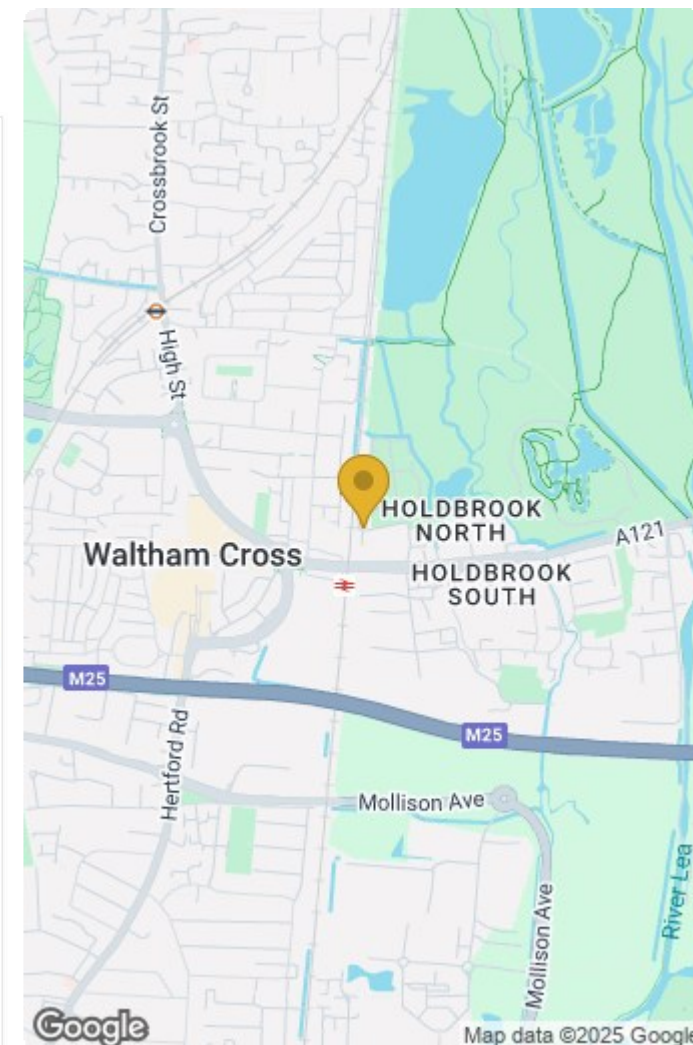
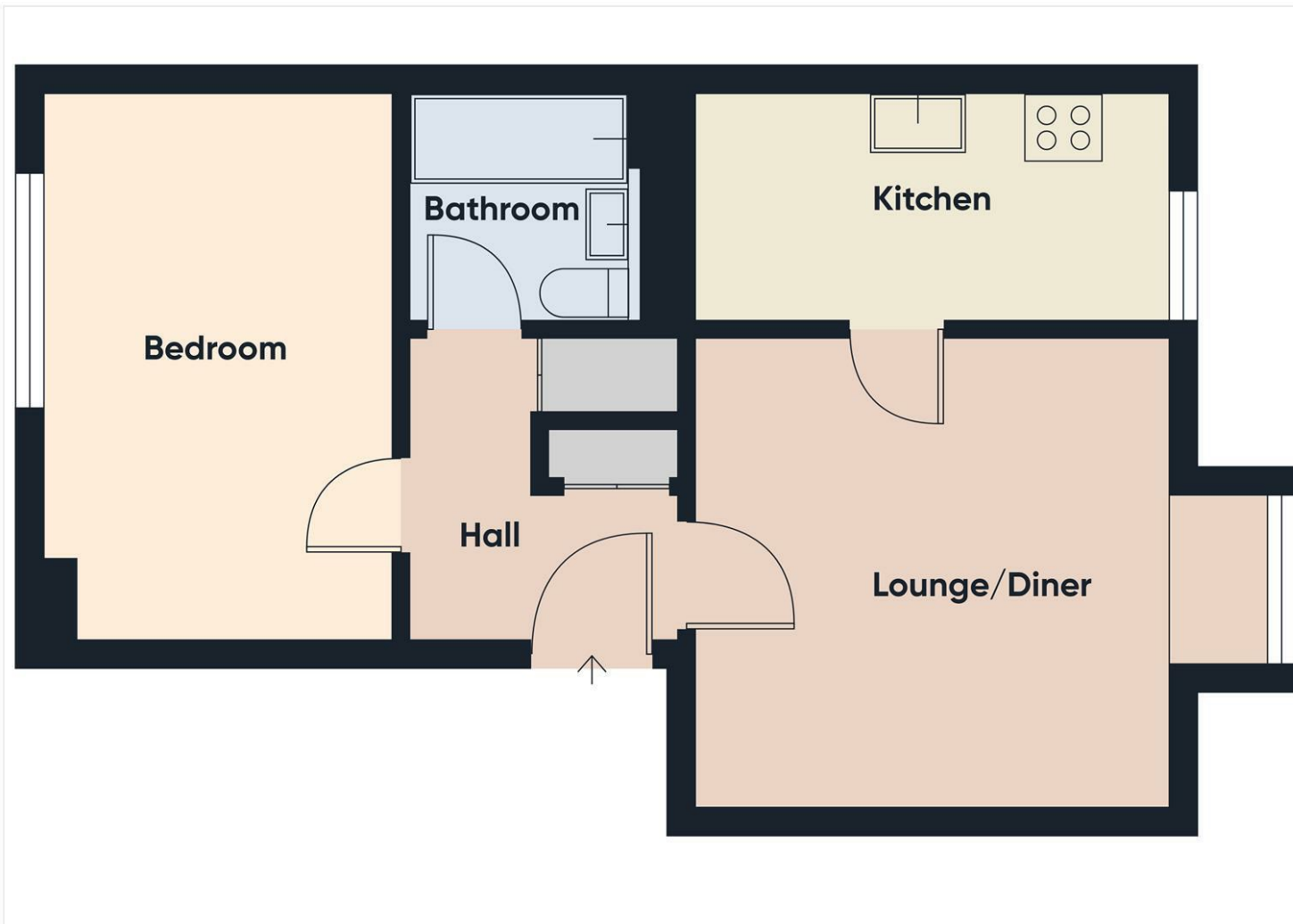
One Allocated Parking Space

REFERENCE

CH6548 LANES WALTHAM CROSS ESTATE AGENT







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		74	82
EU Directive 2002/91/EC			

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

