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## **Friends Avenue, Waltham Cross**

A recently updated first-floor apartment with long lease in a modern development close to the station and other amenities. No Chain.

**£220,000**

01992 **87 85 80**

## Overall Description

This modern first floor apartment sits in a pleasant leafy location just a short walk from local amenities and the station. It has recently been upgraded inside, fully decorated and with new carpets in the bedroom, hall and reception and new vinyl flooring in the kitchen and bathroom. The apartment has a good-sized sitting room, double bedroom, kitchen with fitted white/brown goods and modern bathroom. The property is double-glazed with wall-mounted electric heaters and has the benefit of a long 999 year lease, with no ground rent to pay. There are communal gardens to the front and rear as well as a communal car-park. If you are looking for an apartment close to transport links, or a good buy-to-let investment, then viewing is recommended. The apartment is being sold with no chain. Probate has been granted.

## Location

This recently updated apartment sits around a five minute walk from Theobalds Grove train station, which is part of the TFL London Overground system (Oyster Zone 7), with regular services to London Liverpool Street (c.36 minutes) and Seven Sisters (c.17 Minutes). The M25 is also under a five minute drive away down the A10, making this the perfect property for busy commuters. The apartment is in a pleasant residential area, only a short walk away from good High Street shops including Tesco Express and a short drive from the Pavilions shopping centre, the Tesco Super-Store in Waltham Abbey and the Brookfield Shopping Centre (M&S, Tesco, Next, etc). The beautiful Cedars Park with its play maze and ponds is a ten to fifteen minute walk and the Laura Trott Leisure Centre (swimming pool, tennis, squash, gym) and the Lea Valley Whitewater Centre (Olympic venue) are a short drive away.

## Accommodation

From the car park the main door leads into the communal hall. Stairs lead up to the first-floor landing and the front door into the:

### Entrance Porch 3'10 x 2'9 (1.17m x 0.84m)

Cupboard housing electric meters. Door into the:

### Entrance Hall 7'2 x 4'5 (2.18m x 1.35m)

Wall-mounter electric heater. Airing cupboard with factory-lagged hot water cylinder, cold water tank and shelving.

### Sitting Room 13'2 x 10'5 (4.01m x 3.18m)

Windows to front and side. Wall-mounted electric heater. TV aerial point. Telephone point.

### Kitchen 11'6 x 6'2 (3.51m x 1.88m)

Window to the side. Kitchen units with roll-top worksurfaces and a stainless steel sink unit with tiled splash-back. Electric cooker. Fridge/freezer. Washing-machine. Electric wall-mounted heater. Wood-effect laminate floor.

### Bedroom 12'6 x 10'8 (3.81m x 3.25m)

Window to front. Wall-mounted electric heater.

### Bathroom 7'4 x 5'8

Frosted window to rear. Panel bath with shower attachment and glass shower screen. Low-level WC. Wash-hand basin. Double shaver socket. Wood-effect laminate floor.

## Outside

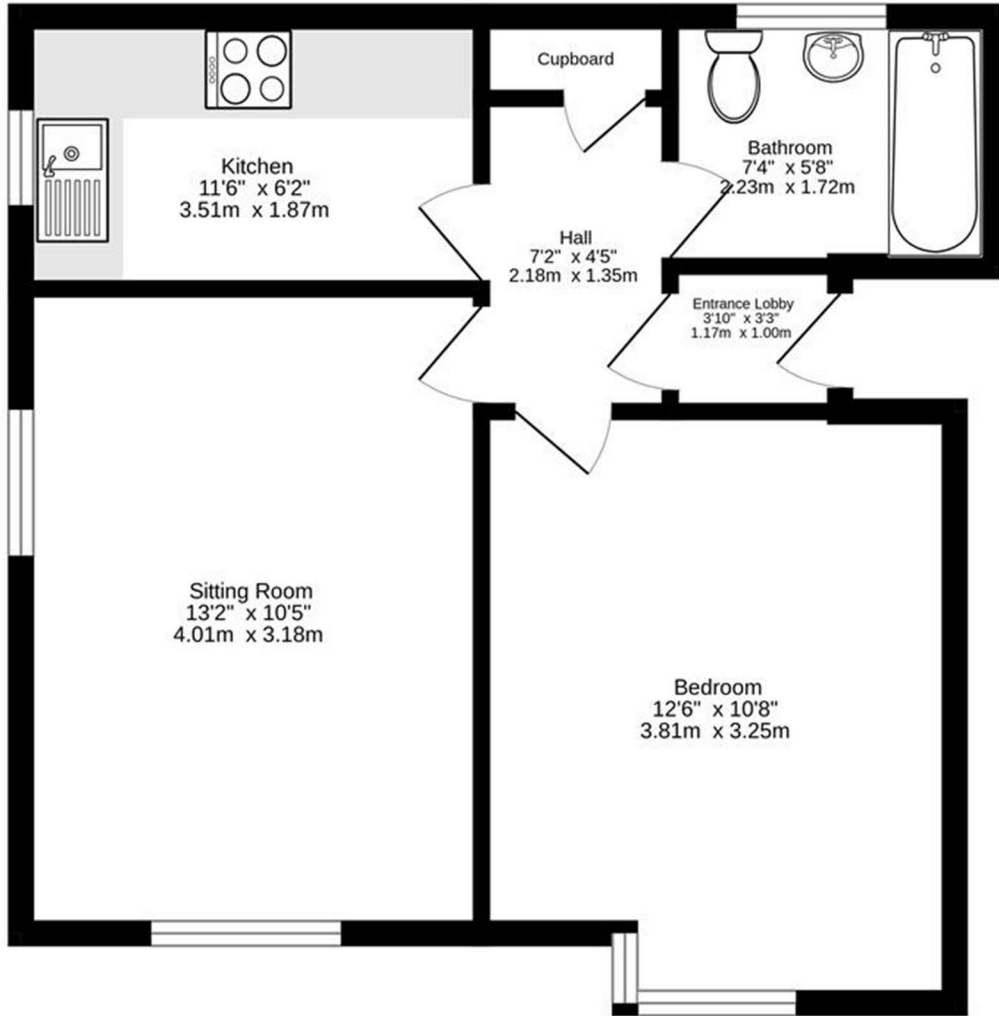
The apartments have communal gardens to the front and rear and a communal car park.

## Services and Other Information

Mains water, drainage and electricity. Wall-mounted electric heaters. Double-glazed windows. Leasehold with 999 year lease from 1997. Service Charge c. £1,340.11 per annum (Year to Jan 2025) which includes building insurance). No Ground Rent. Council Tax Band C.

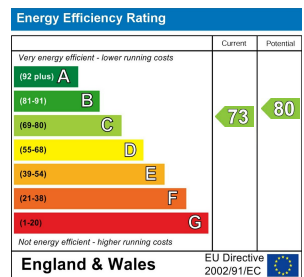
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Ground Floor  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 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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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.

