



- TOP FLOOR STUDIO APARTMENT
- LARGE FITTED KITCHEN
- FULL BATHROOM SUITE
- DISCREET SLEEPING SOLUTION

Hardingstone Court, Eleanor Way, Waltham Cross, EN8 7SF

PRICE: Offers In Region Of £165,500 L/H

LARGER STYLE STUDIO APARTMENT ideally located a short walk from Waltham Cross British Rail station. Allocated Parking. Large fitted kitchen, full modern bathroom. Far reaching views from top floor apartment accessed via resident lift. Excellent starter property or investment with stable tenant in situ (if required)



Property Description

Hardingstone Court is an established development ideally located walking distance of both Waltham Cross BR Station and bus garage, thus offering excellent transport links. Additionally leisure pursuits are available at the Olympic White Water rafting centre and the Olympic park which are close by.

This particular property is set on the fourth floor of an attractive development and offers far reaching views over Lea Valley. The property is access via a resident lift or staircase.

The accommodation is larger than average for a studio apartment and offers a good size living space which extends to approx. 16' and houses a discreet 'Murphy' style bed system where the bed is discreetly stored out of sight during the day.

The kitchen is fitted with a good range of wall and base units and the bathroom which is located off the entrance hall offers a full white suite.

Another feature to note is that the property does have access to a personal loft space, entry phone services and full double glazing.

Externally there is allocated parking for one vehicle.

This particular property offers an excellent opportunity for both first time buyers and investors and early viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

Communal entrance hall with resident lift and stairs access to the fourth floor.

ENTRANCE HALL

Entry phone system. Loft Access. Access to bathroom and living area

LIVING AREA

15' 8" x 12' 2" (4.78m x 3.71m)

FITTED KITCHEN

9' 10" x 7' 11" (3m x 2.41m)

BATHROOM

7' 4" x 6' 5" (2.24m x 1.96m)

EXTERIOR

ALLOCATED PARKING

One allocated space close to the property

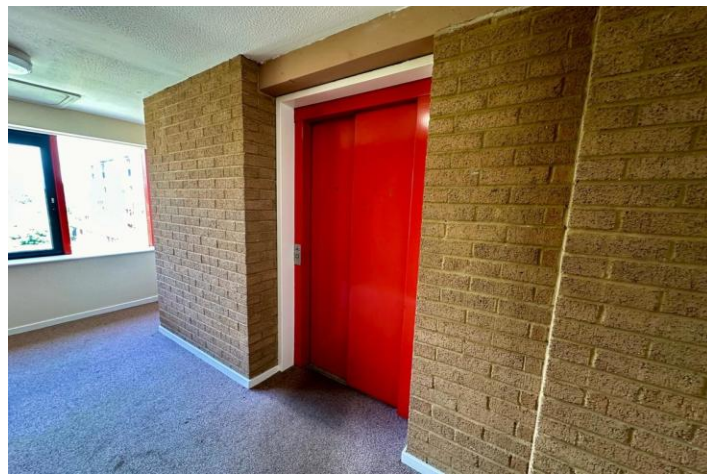
CHARGES

Lease: 963 years remaining

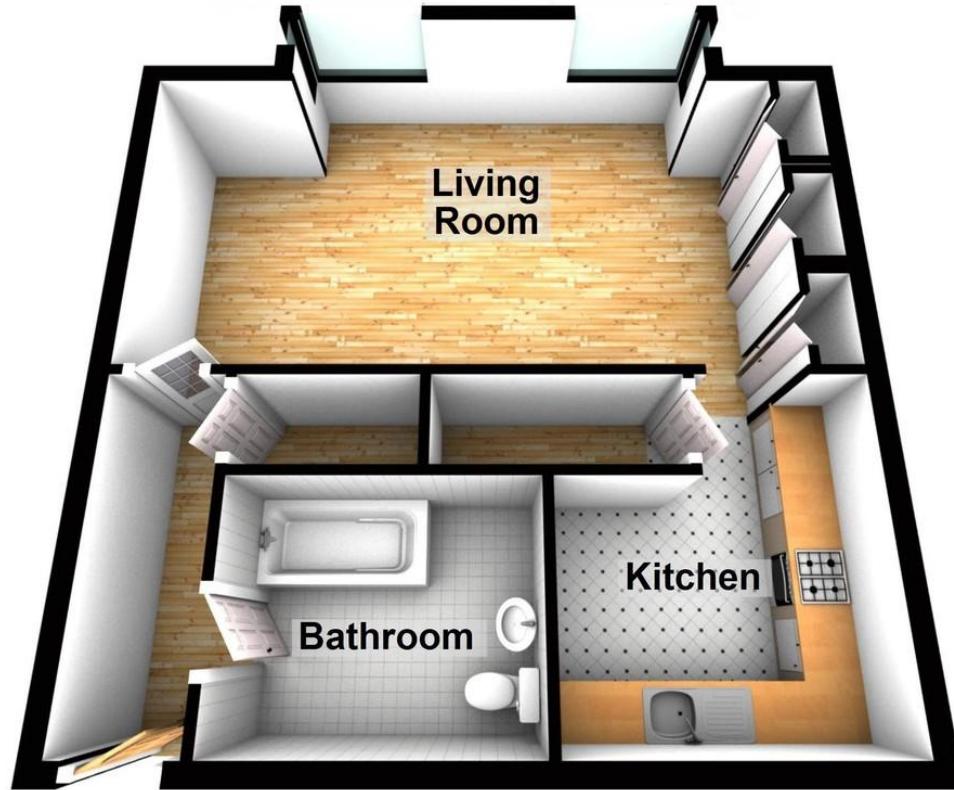
Service Charge: 119.04pcm

Ground Rent: Zero

Council Tax Band B - within Broxbourne borough



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements