



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LONG LEASE
- FITTED KITCHEN

## Castille Court, Eleanor Way, Waltham Cross, EN8 7SG

PRICE: £235,000 LEASEHOLD

Well presented two double bedroom first floor apartment situated within walking distance of Waltham Cross mainline BR station and shopping centre. Benefiting from a residue of 999 year lease. Modern fitted kitchen and bathroom. Allocated parking. Internal viewing recommended.



## Property Description

Castille Court is a purpose built block ideally situated walking distance Waltham Cross mainline BR station and bus station which offers easy transport links into London Liverpool Street via the rail service, or neighbouring towns via the regular bus service. Waltham Cross town centre offers a modern pavilion with a good variety of shops, cafes and a bi-weekly market. For more a more historic ambience Waltham Abbey 14th century town centre is within one mile .

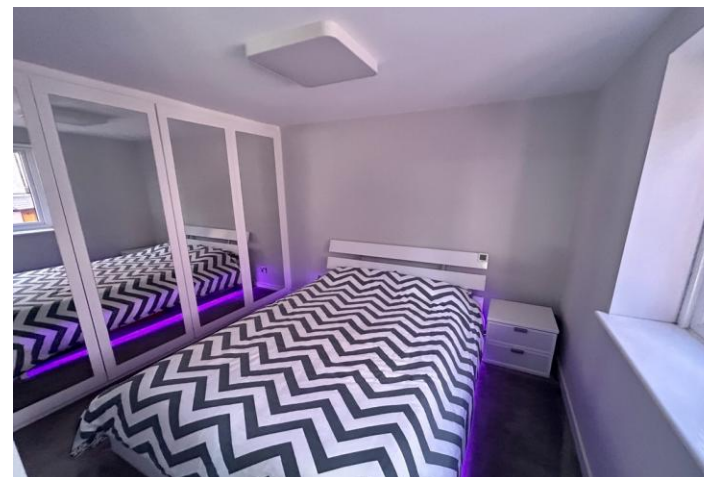
Recreational space is offered at the nearby Olympic White Water rafting and Lea Valley Regional Park with its acres of protected parkland and riverside walks.

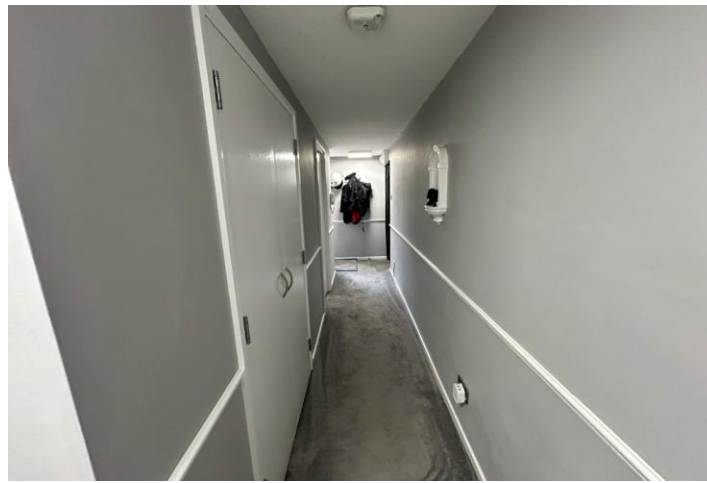
This particular two bedroom apartment is located on the first floor of a modern block with resident lift access. It is well presented throughout and benefits from an allocated parking space and residue of a 999 year lease ensuring this will be of interest to first time buyers, investment purchasers and down-sizing individuals.

The accommodation comprises a large hallway with built in storage cupboard and the hallway provides to the lounge, bedrooms and bathroom.

The 14ft lounge overlooks the rear of the development and provides open plan access to the kitchen which has a range of fitted white high gloss wall and base units with concealed lighting and contrasting work surfaces and fully tiled walls.

Bedroom one has a range of fitted wardrobes, whilst bedroom two is also a double room measuring in excess of 10'. These are supported by a fully tiled bathroom with a modern suite complete.





Externally the property benefits from an allocated parking space and other features include a long lease, resident lift and entryphone system.

Early viewing is highly recommended.

**WELL MAINTAINED COMMUNAL ENTRANCE HALLS**

Resident lift

**ENTRANCE HALL**

20' 3" (6.17m)

**LOUNGE**

14' 0" x 10' 2" (4.27m x 3.1m)

**HIGH GLOSS KITCHEN**

11' 11" x 5' 6" (3.63m x 1.68m)

**BEDROOM ONE**

10' 0" x 9' 3" (3.05m x 2.82m) Up to fitted wardrobes

**BEDROOM TWO**

10' 6" x 7' 6" (3.2m x 2.29m)

**FULLY TILED BATHROOM**

7' 8" x 5' 7" (2.34m x 1.7m) Maximum measurements

**EXTERIOR**

**ALLOCATED PARKING SPACE**

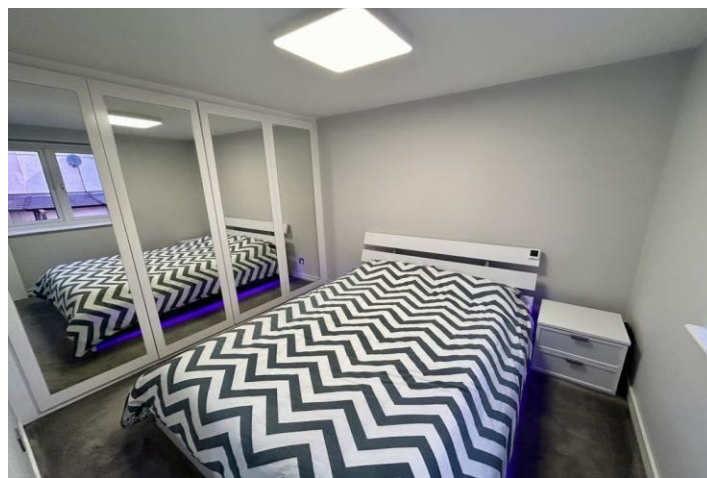
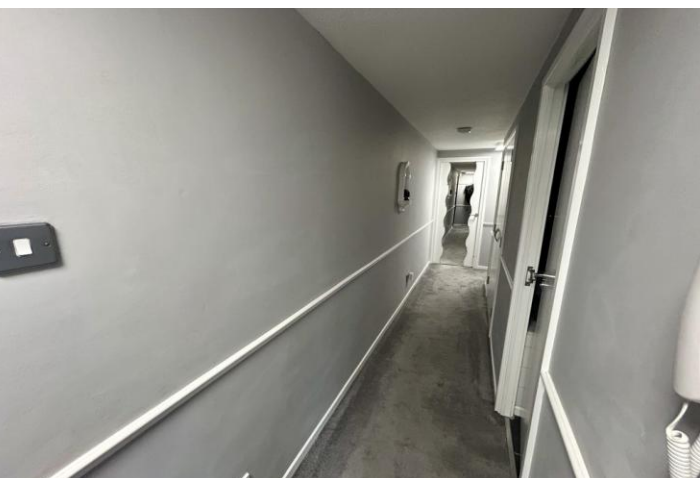
**UTILITIES AND SUPPLIERS**

Electricity - UKPN

Water - Included in service Charge

Sewage -Included in service Charge

Heating - Electric Storage Heating





Broadband - Basic 18Mbps Superfast 80 Mbps Ultrafast 330 Mbps

Mobile Signal and Coverage - EE Vodafone 3 O2

Flood Risk - Low

**CHARGES**

Council Tax Broxboume Borough Council Band C

Tenure - Leasehold - Approx 963 years remaining

Maintenance Charge £1498.50 includes Water Rates and Ground Rent

%epcGraph\_c\_1\_334%

25 Market Square, Waltham Abbey,  
Essex, EN9 1DU

[www.rainbowestateagents.co.uk](http://www.rainbowestateagents.co.uk)

01992 711222

[rebecca@rainbowestateagents.co.uk](mailto:rebecca@rainbowestateagents.co.uk)

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