



- GROUND FLOOR FLAT
- DIRECT ACCESS TO GARDEN
- TWO BEDROOMS
- TWO BATHROOMS

Ronmarsh Place, Lambton Avenue, Waltham Cross, EN8 8AS

GROUND FLOOR FLAT SHORT WALK TO THEOBALDS STATION. Direct access to communal garden from lounge. Large living area. Two bed rooms, two bathrooms. Long Lease. Allocated parking. CHAIN FREE. Excellent owner occupier or buy to let.

PRICE: OFFERS IN EXCESS OF £270,000 LEASEHOLD



Property Description

Excellent ground floor flat ideally located being a short flat walk to Theobalds BR Station which offers a regular service into London Liverpool Street. Additionally Waltham Cross pavilion is close by offering a large selection of shops, cafes and services for day to day living.

The property itself is set in a small purpose built development on the ground floor and has the enviable advantage of offering **DIRECT ACCESS TO THE COMMUNAL GARDENS** via the living area.

The accommodation is accessed via well maintained communal entrance halls with entry-phone security systems.

There is a good size 17' entrance hall which grants access to the remainder of the accommodation. The large living area extends to 22' and presents with a modern open plan arrangement combining lounge/diner and kitchen area. From the lounge area there are double glazed doors providing direct access to the communal garden. The kitchen is well fitted with a modern range of wall and base units with contrasting work surfaces which incorporate inset oven, four ring gas hob, space for washing machine and integrated fridge/freezer.

The master bedroom measures 11'11 and benefits from a personal en-suite shower room which presents with a white suite comprising walk in shower, low flush WC and pedestal wash hand basin.

Bedroom two is a good size and is supported by the main bathroom which offers a full white bathroom suite with panelled bath, low flush WC and pedestal wash hand basin.





Externally the property benefits from well maintained communal gardens and ONE ALLOCATED PARKING BAY.

Other features include a long lease, full double glazing and gas central heating.

The property will be of interest to both first time buyers and investment purchasers as the location is ideal for persons wishing to commute or those who would benefit from the close proximity of local shopping facilities.

Being offered chain free early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

17' 0" x 4' 1" (5.18m x 1.24m)

LIVING AREA - LOUNGE/KITCHEN

22' 0" x 11' 11" (6.71m x 3.63m)

BEDROOM ONE

11' 11" x 10' 0" (3.63m x 3.05m)

EN-SUITE SHOWER ROOM

6' 1" x 4' 3" (1.85m x 1.3m)

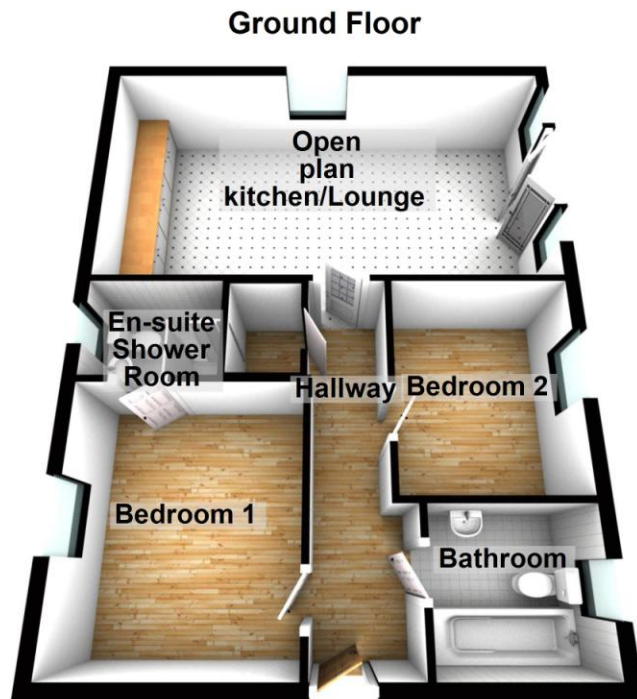
BEDROOM TWO

9' 11" x 7' 10" (3.02m x 2.39m)

BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m)





EXTERIOR

PARKING

One allocated space

COMMUNAL GARDENS

CHARGES AND TENURE

Leasehold property benefitting from a residue of 125 year lease - 110 years remaining

Ground Rent: £50.00 per annum

Service Charge: £1400 per annum

Council Tax - Band C within Broxbourne Borough Council

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

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

www.rainbowestateagents.co.uk

01992 711222

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