



- INVESTMENT OPPORTUNITY
- STUDIO FLAT
- THIRD FLOOR
- LONG LEASE

Geddington Court, Eleanor Way, Waltham Cross, EN8 7SQ

PRICE: £159,995 LEASEHOLD

INVESTORS !! An opportunity to purchase this third floor studio flat with the tenant in situ. The property is well presented with a modern bathroom, fitted kitchen and lounge with segregated sleeping area. Walking distance of Waltham Cross mainline BR station bus station and modern town centre. Internal viewing recommended.



Property Description

INVESTMENT OPPORTUNITY .Well presented studio flat with stable tenant in situ.

The property is situated within walking distance of Waltham Cross mainline BR station, main bus station and the modern town centre with its extensive array of shops and eateries.

The Olympic White Water rafting centre and the Lea Valley Regional Park are also within walking distance for recreational pursuits.

The property itself is situated on the third floor and can be accessed via the resident lift or staircase.

The accommodation is larger than average for a studio flat and comprises an entrance hall with a built in cupboard and provides access to the lounge and bathroom.

The lounge overlooks the rear aspect and has been partitioned to create a private separate sleeping area.

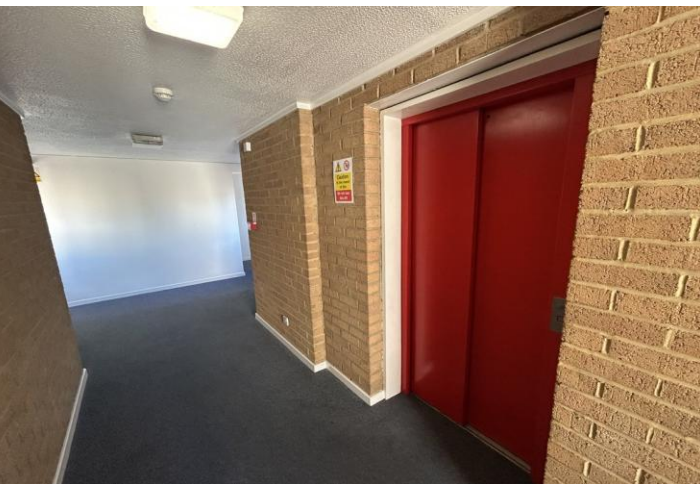
The kitchen has range of fitted wall and base units, contrasting work surface, built in oven and hob, and a walk in storage cupboard.

The bathroom is part tiled with a modern three piece suite and is accessed from the hallway.

Externally there is one allocated parking space.

We understand from the landlord that the tenant has been in situ since October 2024 and is currently paying a monthly rent of £950. The tenant would like to remain in the property





HALLWAY

9' 9" x 3' 00" (2.97m x 0.91m)

LOUNGE

10' 9" x 9' 6" (3.28m x 2.9m)

KITCHEN

9' 10" x 7' 6" (3m x 2.29m)

BEDROOM AREA

9' 7" x 6' 5" (2.92m x 1.96m)

BATHROOM

7' 2" x 5' 5" (2.18m x 1.67m)

ALLOCATED PARKING SPACE

CHARGES

Council Tax Broxbourne Borough Council Band B

Tenure - Leasehold 972 years unexpired

Service Charge - £1380 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Included in service charge

Sewage - Included in service charge

Heating - Electric Storage Heating

Broadband and Speed - Basic 18 Mbps Superfast 80 Mbps

Ultrafast 330 Mbps

Mobile Signal - Vodafone EE Three O2

Third Floor



Flood Risk - Low

POINTS TO NOTE

The property is concrete construction and buyers should take advice from their financial advisors with regard to mortgage viability

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		

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

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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