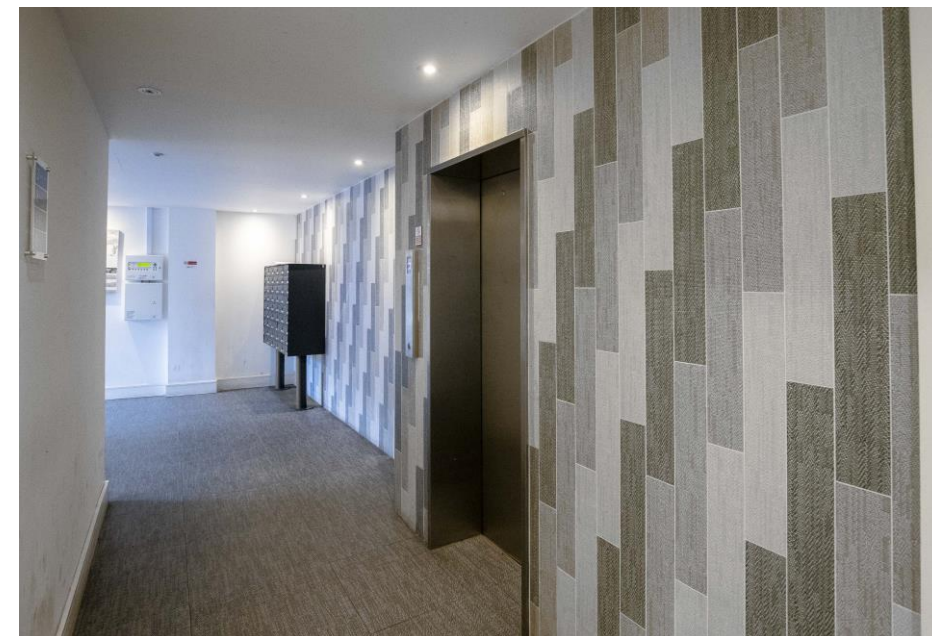




Bartholomew Court, High Street,  
Waltham Cross, EN8 7JU

£195,000

Castles



## Bartholomew Court, High Street, Waltham Cross, EN8 7JU

A well presented one bedroom 2nd floor modern flat located in the heart of Waltham Cross Town Centre and within 0.3m of Waltham Cross BR Station. The property would make an ideal first time buy or buy to let investment. Viewing is highly recommended. Features include security entryphone, gas central heating (untested), double glazing, lift and sold on a chain free basis.

EPC Rating: C

Council Tax Band: B

As advised by seller:-

Terms of Lease:

Expires 2148. Approximately 124 years remaining

Service Charge: £127.00 PCM

Ground Rent: £225.00 P/A

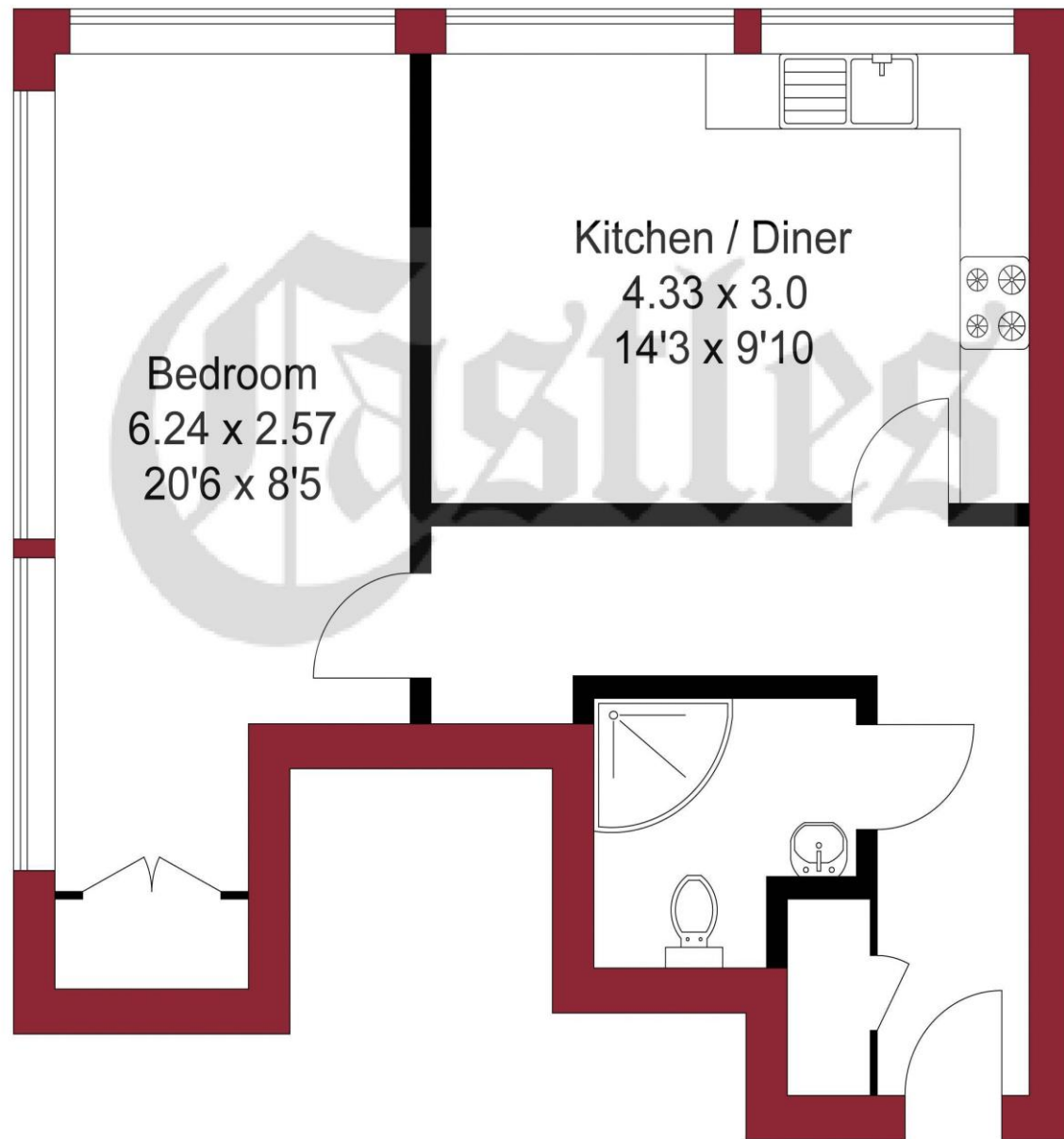
**£195,000** Leasehold

# Castles

020 8804 8000  
enfield@castles.london



APPROXIMATE GROSS INTERNAL AREA  
40.61 sqm / 437.12 sqft



SECOND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

### An overview of Enfield

Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Castles

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