



**Akers Court High Street, Waltham Cross EN8 7ED**

**welcome to**

**Akers Court High Street, Waltham Cross**

William H Brown are delighted to bring to the market this stunning, beautifully presented two bedroom ground floor apartment situated in the heart of Waltham Cross, opposite Theobalds Grove station. An early viewing is a must!



**Accommodation Comprises Of:**  
**Entrance Hall**

Radiator, storage cupboard, phone entry system

**Lounge**

16' 11" x 10' 9" ( 5.16m x 3.28m )

Double glazed window to front aspect, laminate floor, radiator.

**Kitchen**

7' 10" x 7' 2" ( 2.39m x 2.18m )

A range of wall and base units with complementing worktops, space for fridge freezer, integrated oven, gas hob and extractor fan, laminate floor, part tiled walls, plumbing for washing machine.

**Bedroom 1**

11' x 10' 3" ( 3.35m x 3.12m )

Double glazed window to front aspect, radiator.

**En-Suite**

Double glazed window to side aspect, wc, wash hand basin, vinyl flooring, shower cubicle, part tiled walls, chrome heated radiator, storage cupboard.

**Bedroom 2**

10' 2" x 6' 11" ( 3.10m x 2.11m )

Double glazed window to front aspect, radiator.

**Bathroom**

Chrome heated radiator, paneled bath, wash hand basin, wc, vinyl flooring, part tiled walls.

**Exterior**

Allocated parking.



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## Akers Court High Street, Waltham Cross

- Ground floor
- Allocated parking
- Spacious throughout
- Fantastic condition
- Great location for transport links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX108558 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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