



**Kelman Close, Waltham Cross EN8 8JL**

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William H Brown are delighted to bring to the market this spacious, chain free two bedroom first floor apartment situated in a popular residential location within Cheshunt. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Radiator, two storage cupboards.

#### **Lounge**

16' 8" max x 10' 11" max ( 5.08m max x 3.33m max )

Double glazed window to rear aspect, electric heater.

#### **Kitchen**

7' 9" x 7' 3" ( 2.36m x 2.21m )

Double glazed window to rear aspect, a range of wall and base units with complimenting worktops, part tiled walls, laminate floor, plumbing for washing machine, space for cooker.

#### **Bedroom 1**

13' 2" x 8' 7" ( 4.01m x 2.62m )

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Double glazed window to rear aspect, built in wardrobe.

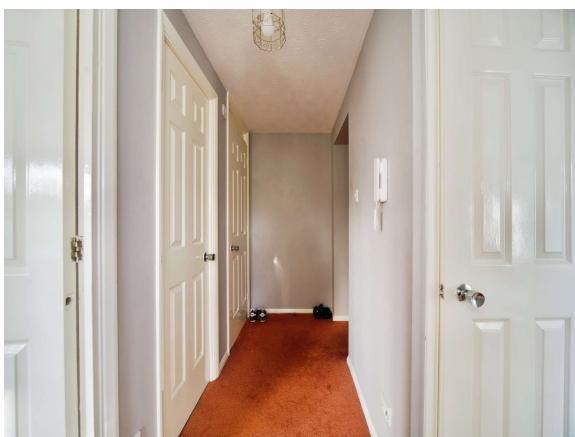
#### **Bathroom**

Panelled bath, tiled floor, tiled walls, wc, wash hand basin.

#### **Agents Notes:**

This property is in the process of having a lease extension of 125 years from the date of completion.





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## Kelman Close, Waltham Cross

- Two bedrooms
- Allocated parking
- Extended lease
- First floor apartment
- Spacious throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£250,000**



Total floor area 56.2 sq.m. (605 sq.ft.) approx

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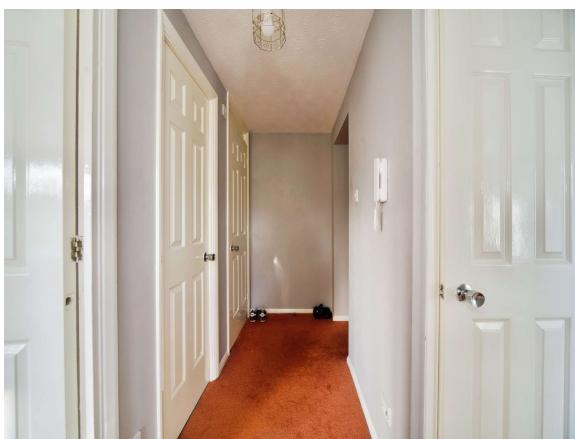
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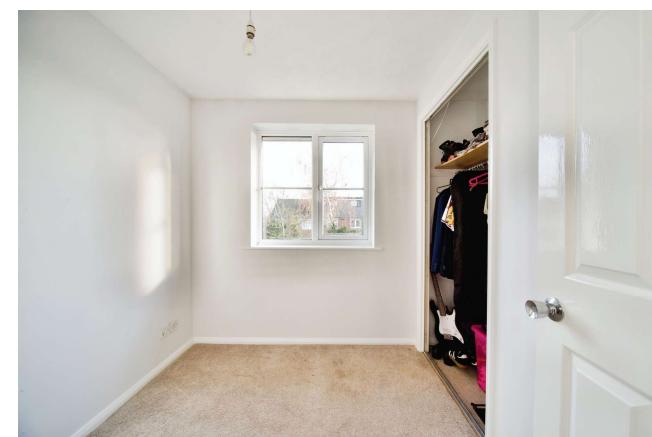
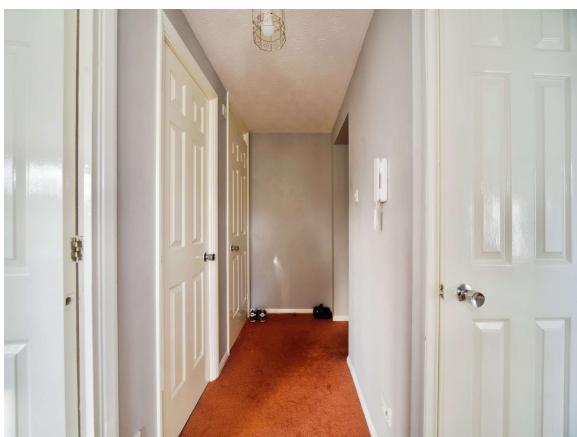
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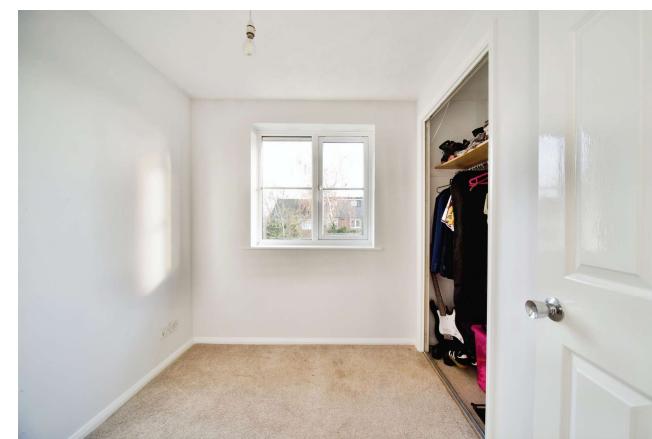
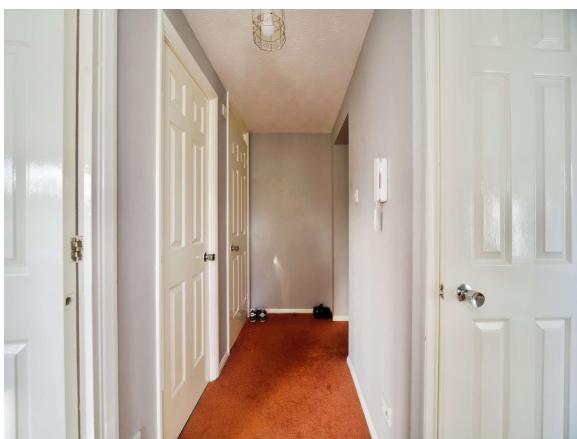
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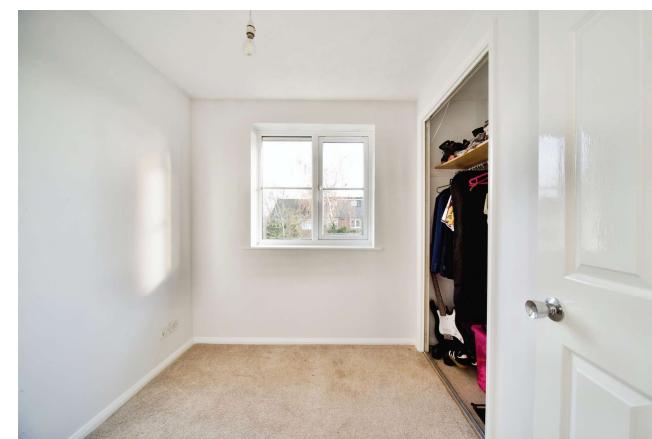
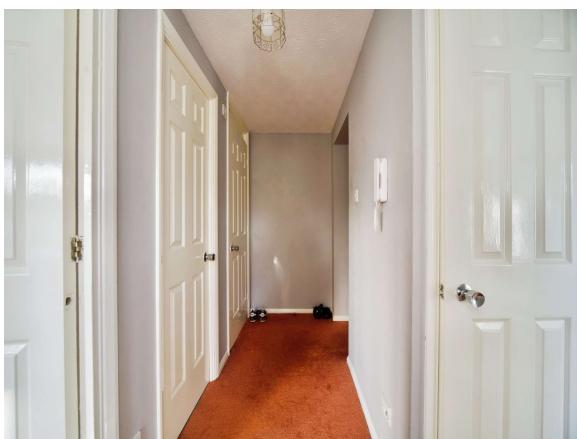
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