



Kelman Close, Waltham Cross EN8 8JL

welcome to

Kelman Close, Waltham Cross

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 Comorises 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)
Double glazed window to rear aspect, electric heater, fitted wardrobe.

Bedroom 2

9' x 7' 3" (2.74m x 2.21m)
Double glazed window to rear aspect, built in wardrobe.

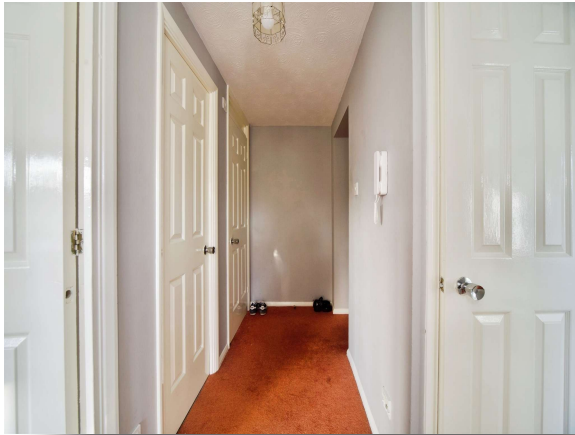
Bathroom

Paneled 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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- 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.

£240,000



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX108794 - 0007

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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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