





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Kurtis property are pleased to present this modern first floor, purpose built apartment found in the heart of Waltham Cross town centre. Boasting an open plan lounge/kitchen, modern bathroom and a double bedroom. Situated within walking distance to Waltham Cross train station and bus station this property is also within easy access to the A10/M25 road networks. Additional benefits include gas central heating and the building also telephone entry, elevator and CCTV.

Price Range £180,000 - £190,000

Service charge £112.85 per month
 Lease remaining 118 years
 £250 per annum ground rent
 EPC RATING C

Hallway

Entryphone system, storage cupboard and door leading to all rooms.

Lounge/Kitchen

6.71m x 2.74m (22'0" x 8'11")

Double glazed window to rear aspect, laminate wood flooring, radiator, eye and base level unit with roll top work surfaces, stainless steel sink with mixer tap, fitted cooker with extractor hood over, spotlights, integrated washing machine and fridge/freezer.

Bedroom

4.27m x 2.16m (14'0" x 7'1")

Double glazed window to rear, power points, spot lights, carpet, radiator and fitted wardrobe.

Shower Room

Shower Room - Low level wc, vanity sink with mixer tap, shower cubicle, heated towel rail, extractor fan, spotlights, tiled floor and tiled walls.

- Town Centre Location
- Walking Distance To Waltham Cross Train Station
- Open Plan/Lounge
- Gas Central Heating
- Close Proximity To A10/M25 Road Networks
- Open Plan Lounge/Kitchen
- Lift
- A Must View