## **MARINA COURT EN9**

Castles are delighted to market this stunning chain free two double bedroom ground floor apartment built in 2018. The property boasts a high spec finish throughout, full height windows allowing for plenty of light and a large outside decked terrace. Comprises a large lounge opening to a modern kitchen diner, a family bathroom and an ensuite shower room to the master bedroom. Benefits from allocated parking, a long lease and being close to Waltham Cross' train station, the town centre and the Lea Valley.

£349,999 Leasehold



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## **KEY FEATURES:**

- \*CHAIN FREE
- \*DECKED OUTSIDE TERRACE
- \*BUILT IN 2018
- \*LONG LEASE
- \*ALLOCATED PARKING
- \*IMMACULATELY PRESENTED
- \*CLOSE TO TRAIN STATION
- \*CLOSE TO TOWN AND THE LEA VALLEY
- \*TWO DOUBLE BEDROOMS
- \*ENSUITE SHOWER ROOM

Seller advises:

Lease: 243 years

Service charge: £1500 per year Ground rent: £300 per year

EPC: B

TAX BAND : D

13. Marine Court VYALTSIAN ASSESS EAST 1814	Course retro	Meliot lands:	25 April 2026
	В	Certificate number	
Property type		Ground-floor flat	
Total floor area		77 square metres	
Rules on letting th	us property		
Properties can be let if th	ey have an energy rating:	from A to E	
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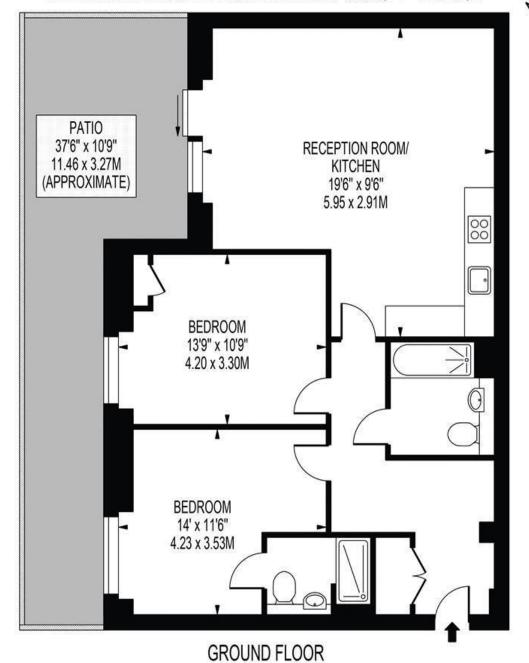


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## **MARINA COURT**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 833 SQ FT - 77.39 SQ M



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