

LIBERTY COURT EN9

Castles market this stunning and immaculately presented two bedroom first floor apartment with a balcony. Comprises a modern kitchen diner that opens to the lounge area, a contemporary bathroom and cupboard space. Benefits from allocated off street parking, a long lease of 242 years and being located on a development with a marina close to the Lea Valley river walks and Waltham Cross' train station.

£350,000 Leasehold

Castles

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KEY FEATURES :

- *Stunning apartment
- *Two bedrooms
- *Balcony
- *Allocated parking
- *Close to train station
- *Long lease
- *Close to town and Lea Valley
- *Overlooking a marina

Entrance:

Communal entrance; stairs to first floor; front door to hall

Hallway:

Access to kitchen, bedrooms and bathroom

Reception/kitchen: 21' 2" x 17' 3" (6.45m x 5.25m):

narrowing to 18' 3" (5.56m); Access to balcony

Balcony: 8' 4" x 5' 8" (2.54m x 1.73m)

Bedroom 1: 12' 9" x 11' 0" (3.88m x 3.35m):

Fitted wardrobes

Bedroom 2: 11' 5" x 7' 4" (3.48m x 2.23m)

Bathroom: 7' 6" x 6' 8" (2.28m x 2.03m)

Parking:

Allocated parking space

Tax Band: D

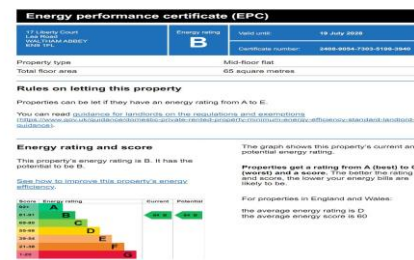
EPC: B

Vendor advises:

Lease = 242 years

Service charge: £1840 pa

Ground rent: £300 pa



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