



Ronmarsh Place Lambton Avenue, Waltham Cross EN8 8AS

welcome to

Ronmarsh Place Lambton Avenue, Waltham Cross

Offered on a chain free basis is this spacious two bedroom ground floor apartment located perfectly within a cul de sac turning off of Waltham Cross High Street. The property is within walking distance of Theobalds Grove mainline station with services to Seven Sisters and London Liverpool Street.



- Accommodation Overview -

Entrance Hall

Storage cupboard, fitted carpet and wall mounted entry phone system.

Lounge/Kitchen

22' x 11' 11" (6.71m x 3.63m)

Double glazed window to front aspect, double glazed French doors to the rear, fitted wall and base units with work surfaces over, stainless steel drainer unit with mixer tap, electric oven, 4 ring gas hob, extractor hood, plumbing for washing machine, cupboard housing boiler, spotlights, part laminate flooring and part vinyl flooring and radiator.

Bedroom 1

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to side aspect, fitted carpet and radiator.

En Suite

Double glazed frosted window to front aspect, wc, wash hand basin, walk in shower cubicle, radiator, vinyl flooring and spotlights.

Bedroom 2

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to side aspect, fitted carpet and radiator.

Bathroom

Double glazed frosted window to side aspect, radiator, vanity unit hand wash basin, panel bath with mixer tap, vinyl flooring, tiled splash back and spotlights.

Parking

One allocated parking space.

- Agents Note -

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.



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Ronmarsh Place Lambton Avenue, Waltham Cross

- Two bedrooms
- Well presented
- Ground floor position
- Chain free
- En-suite to master bedroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£270,000



Total floor area 60.9 m² (655 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (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.localagent.com

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HLO104642 - 0002

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