



Westminster Court,  
EN8 7SH  
Waltham Cross



kings  
GROUP

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Kings Group - Cheshunt are delighted to offer this FANTASTIC CHAIN FREE TOP FLOOR ONE BEDROOM FLAT, BEING SOLD WITH A 960+ YEAR LEASE !!.

This spacious one bedroom flat has been an ideal purchase for any first time buyer looking to get onto the property ladder or a buy to let investor looking to get a great return on their investment as this property has so much to offer a new owner. One of the major benefits this property offers is that its in prime location for travelling in and out of London and to surrounding areas with both the A10 and M25 being accessible in under 5 minutes and with Waltham Cross Station being just 0.5 miles away you have a direct line into London Liverpool street in under 20 minutes there is also great links with Waltham Cross Bus Station being accessible in under 5 minutes public transport links are never far away. Westminster Court also benefits from being located near local shops and amenities with Pavilions Shopping Centre being just 0.6 miles away and with Waltham Abbey town centre also being 1 mile away there is a wide choice of supermarkets and retail shops to choose from. The property also benefits from being located near Lea Valley Park and with Lea Valley White Water Rafting Centre both being accessible in under 2 minutes providing large open spaces and activities for family days out.

The accommodation comprises of spacious lounge, modern kitchen, large bedroom and family bathroom, lift access and entry phone system. The property also comes with allocated parking. Internal viewings are highly recommended so to avoid disappointment contact us on 01992 635 735 to arrange a viewing.

## Offers In Excess Of £180 000



- ONE BEDROOM FLAT
- LEASEHOLD
- LIFT ACCESS
- SPACIOUS LOUNGE
- IDEAL FOR BOTH FIRST TIME BUYERS AND INVESTORS

- CHAIN FREE
- 960+ YEAR LEASE
- ALLOCATED PARKING
- LARGE BEDROOM
- WALKING DISTANCE TO WALTHAM CROSS STATION

**Lounge 17'9 x 10'5 (5.41m x 3.18m)**

UPVC double glazed window, laminate flooring, electric heater, storage cupboard, power points.

**Kitchen 10'4 x 6'5 (3.15m x 1.96m)**

Lino flooring, range of wall and base units with worktop surfaces, space for cooker, electric hob, extractor fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, built in storage cupboard, power points.

**Bedroom 14 x 8 (4.27m x 2.44m)**

UPVC double glazed window, carpeted, electric heater, built in wardrobe, power points.

**Bathroom 7'3 x 5'5 (2.21m x 1.65m)**

Three piece bathroom suite comprising of panel enclosed bath with electric shower attachment, low level WC, pedestal hand wash basin, extractor fan, tiled floor, splash back tiled around bath and basin.

**Lease & Charges**

Lease - 963

Service Charge-

Ground Rent -




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

