



www.kings-group.net

9 Lynton Parade
Cheshunt EN8 8LF
Tel: 01992 635735

Eleanor Cross Road, Waltham Cross, EN8 7FH
Offers In The Region Of £240,000

- TWO BEDROOM FLAT
- MODERN THROUGHOUT
- LONG LEASE
- RESIDENTS GATED PARKING
- CLOSE TO LOCAL SHOPS

- LEASEHOLD
- IDEAL FOR FIRST TIME BUYER
- TWO LIFTS IN THE BUILDING
- EASY ACCESS TO THE M25
- WALKING DISTANCE TO WALTHAM CROSS STATION

Kings-Group Cheshunt are pleased to offer this beautifully presented CHAIN FREE TWO BEDROOM APARTMENT JUST WALKING DISTANCE TO WALTHAM CROSS STATION.

which is located within walking distance of Waltham Cross Mainline Station, Waltham Cross Bus Station, local shops and amenities as well as having easy access to the A10 & M25. This property is located within easy reach of Lea Valley Regional Park with its numerous activities including White Water Rafting Centre which was the home of Canoe Slalom at the London 2012 Olympics. The property benefits from having secured gated access and allocated parking with concierge service and two lifts to all floors.

The accommodation comprises of a open plan lounge / kitchen, one double one single bedroom and a modern bathroom.

Internal viewings are highly recommended call to arrange a viewing 01992 635 735.

Open Planned Lounge/kitchen
17'11 x 11'07 (5.46m x 3.53m)

UPVC Double Glazed Windows to Rear , Spotlights , electric heaters , laminate flooring , Phone point , TV point and Power Points. integrated cooker , Electric Oven , Electric Hob , Drainer unit , integrated Fridge , integrated washing machine.

Bathroom
5'03 x 8'00 (1.60m x 2.44m)

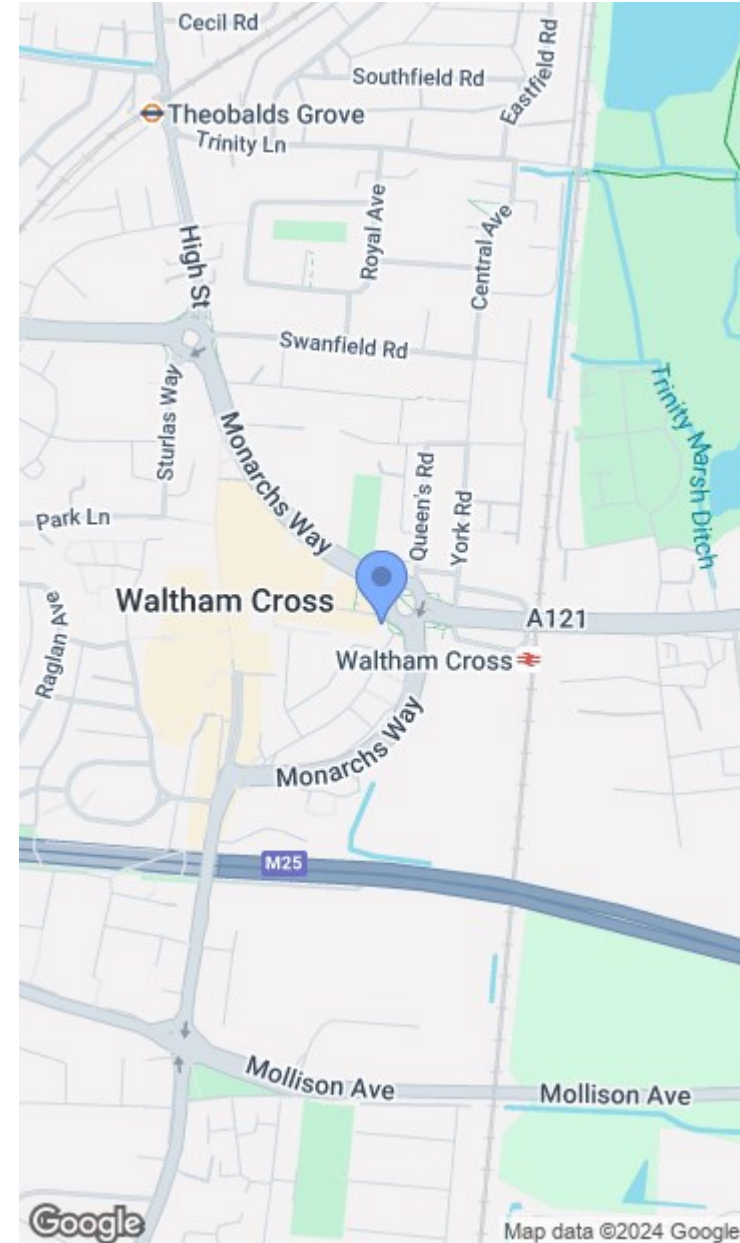
Panel enclosed bath with shower attached , low level W.C , Sink within vanity unit , heated towel rail.

Bedroom 1
12'10 x 7'09 (3.91m x 2.36m)

UPVC Double glazed windows to Rear , Ceiling Rose , Double Radiator , Carpet , Built in wardrobes , Power points.

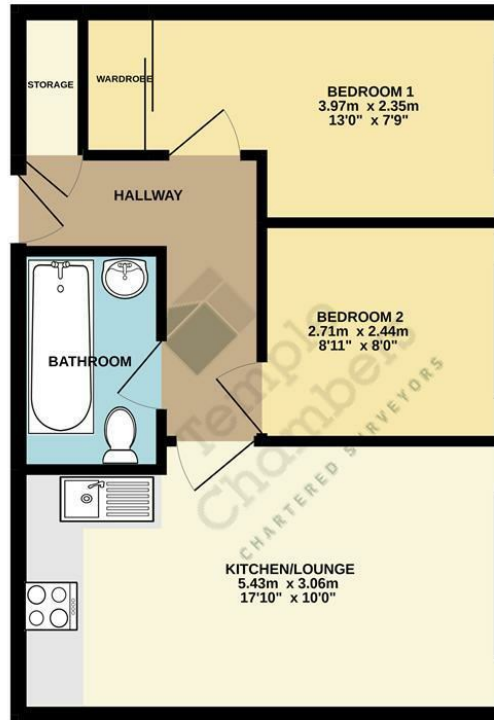
Bedroom 2
8'11 x 8'00 (2.72m x 2.44m)

UPVC Double Glazed window to rear , Ceiling Rose , Single Radiator , Power points.





GROUND FLOOR
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 42.7 sq.m. (459 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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