



Sturlas Way, EN8 7BJ
Waltham Cross





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Kings Group are delighted to offer this BEAUTIFUL CHAIN FREE, TWO BEDROOM, SECOND FLOOR APARTMENT FOR SALE.

As you step into this well-presented two-bedroom second-floor apartment, you're greeted by a spacious entrance hall with built-in storage, perfect for keeping everyday essentials tucked away. Moving through, the open-plan living and dining area offers a bright and airy space, enhanced by large windows that let in plenty of natural light. There's ample room for both a comfortable seating arrangement and a dining table, making it an ideal setting for entertaining or unwinding. Included in the living space, the modern fitted kitchen boasts sleek cabinetry, integrated appliances, and generous worktop space, catering to both casual meals and more elaborate cooking. The master bedroom is a generously sized retreat, complete with fitted wardrobes and large windows. The second bedroom is well-proportioned, making it perfect for guests, a home office, or additional storage. A modern family bathroom serves the apartment, featuring a stylish suite with a bath, overhead shower, WC, and basin.

The apartment further benefits from lift access, ensuring ease of movement to and from the second floor. Allocated parking is also included, providing added convenience. With a long lease of 972 years, this property offers a rare opportunity for long-term security in a well-maintained development. Ideal for first-time buyers, professionals, or investors, this is a fantastic opportunity to secure a modern, well-located home.

£280,000



- **TWO BEDROOM SECOND FLOOR APARTMENT**
- **LEASEHOLD**
- **IDEAL FOR FIRST TIME BUYERS**
- **TURN KEY CONDITION**

- **WALKING DISTANCE TO LOCAL SHOPS AND AMENITIES**

Location

Sturlas Way is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Sturlas Way is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Sturlas Way also offers fantastic commute links, with Waltham Cross Station being under a 10 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can Theobalds Grove Station which is also just 5 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

With the property being ideal for a first time buyers, local schools may be an important criteria in your search which in addition to the above that Sturlas Way offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

- **CHAIN FREE**
- **972 YEAR LEASE**
- **ALLOCATED PARKING**
- **WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION**
- **CLOSE TO SOUGHT AFTER SCHOOLS**

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - Approx 972 Years Remaining

Service Charge - £2220 per Annum Approx

Ground Rent - £0 Per Annum





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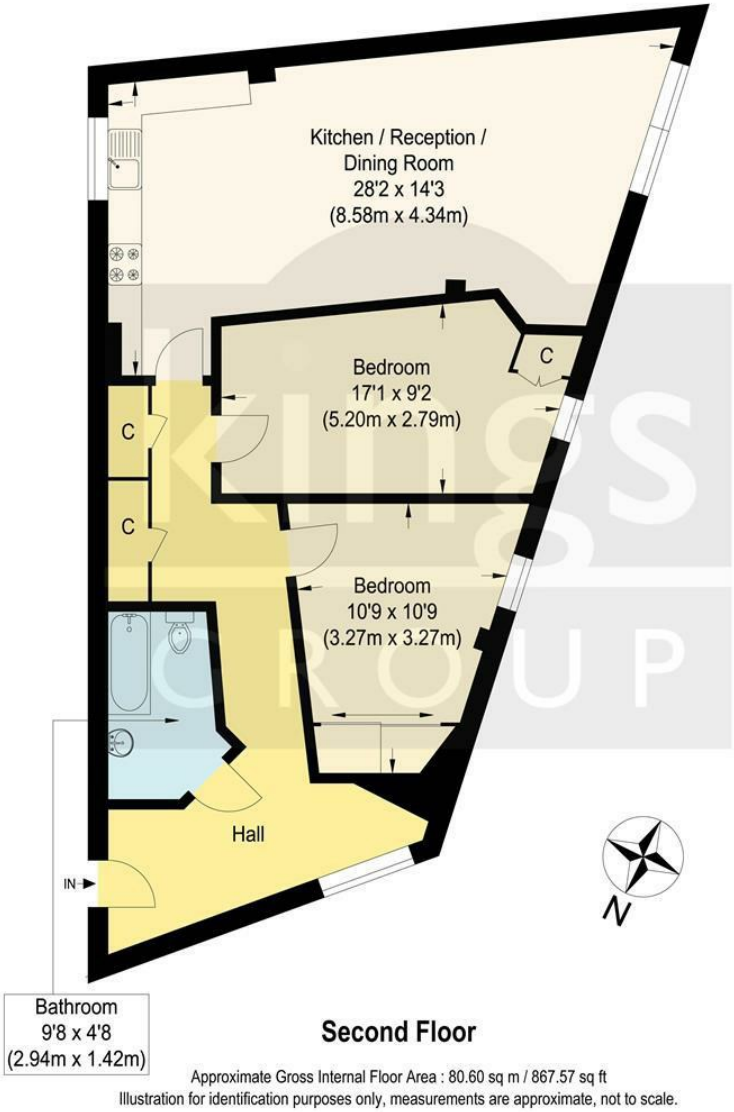


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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-40) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



THE PROPERTY MISDESCRIPTONS 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.

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