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Bryanstone Road, EN8 7RL



Chain Free £199,995 Leasehold



Kings Group - Cheshunt are delighted to offer this CHAIN FREE, WELL PRESENTED ONE BEDROOM FLAT, BEING OFFERED WITH A BRAND NEW LEASE

This fantastic one bedroom flat is the ideal purchase for any first time buyer looking to make an easy first time purchase or any buy to let investor looking to achieve a great return on their investment. There are a number of benefits to offer a new potential owner with the property being situated in a very prime location, one of the benefits this property has to offer is that Waltham Cross station is just being 0.2 miles away and with Theobalds Grove Station being under 1 mile away. The property also benefits from having easy access to both the A10 and M25 with both roads being accessible in under 5 minutes making commuting to London and the surrounding areas very easy. Latymer Court is also located near some of the most popular schools within the area such as St Josephs Primary (0.4 miles), Holy Trinity Primary School (0.8 miles), Lea Valley High School (1 mile) and many more just walking distance away. With the Pavilion Shopping Centre just being walking distance away.



The accommodation comprises One double bedroom, good size lounge, fitted kitchen, it also comes with one allocated parking space along with being offered A BRAND NEW LEASE. In our opinion the property is an ideal first time or investment purchase - call today to avoid disappointment.



Living Room 12'04 x 11'10

Laminate flooring, window to rear, textured ceiling, electric heating, Tv Point, Power Point

Kitchen 11'10 x 6'01

Free standing cooker/oven, Lino flooring, textured ceiling, part tiled, stainless steel sink, space for washing machine.

Bathroom 6'06 x 6'04

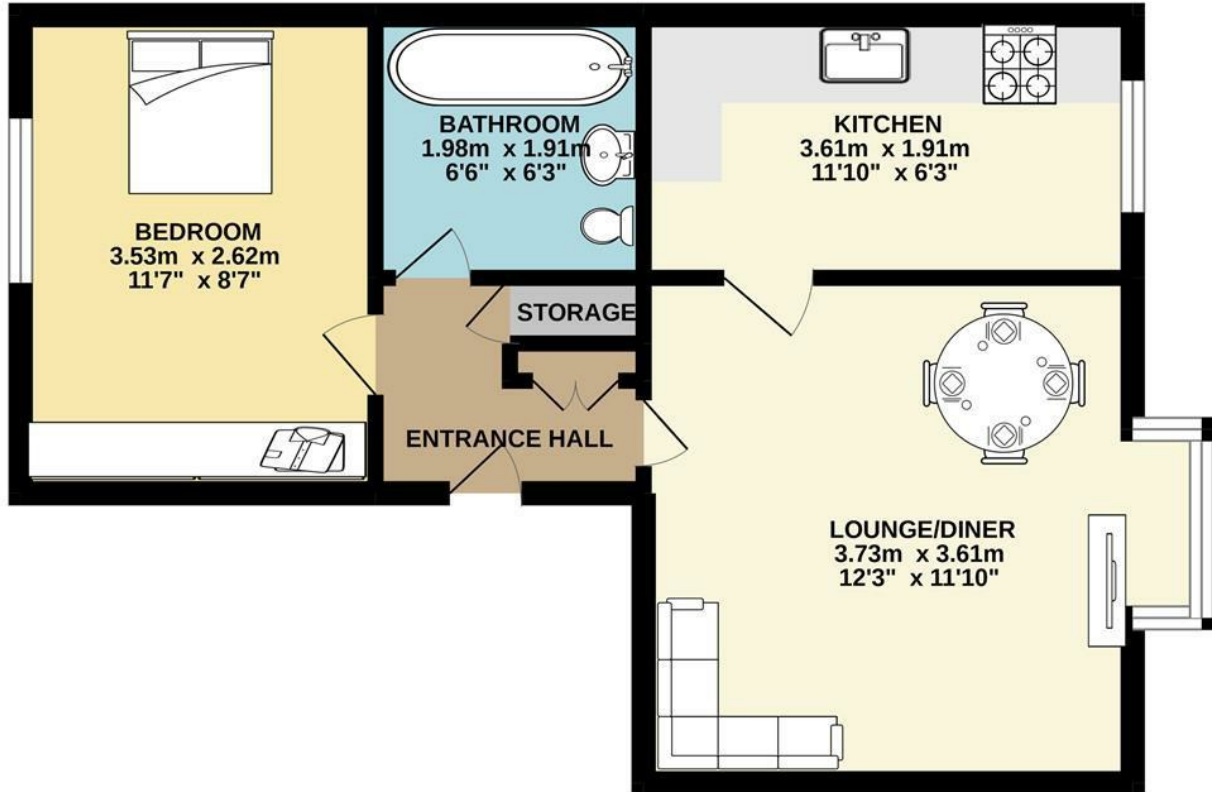
Tiled flooring, extractor fan, low level flush, Pedestrial wash basin, bath with shower attachment, tiled walls, textured ceiling

Bedroom 12'00 x 8'07

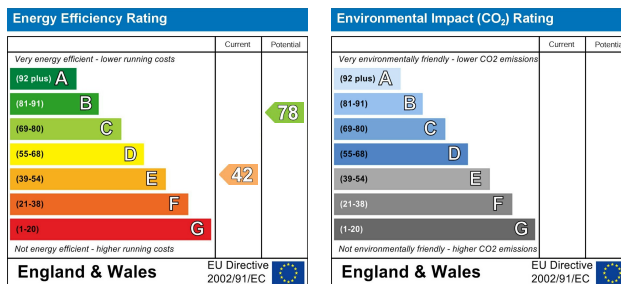
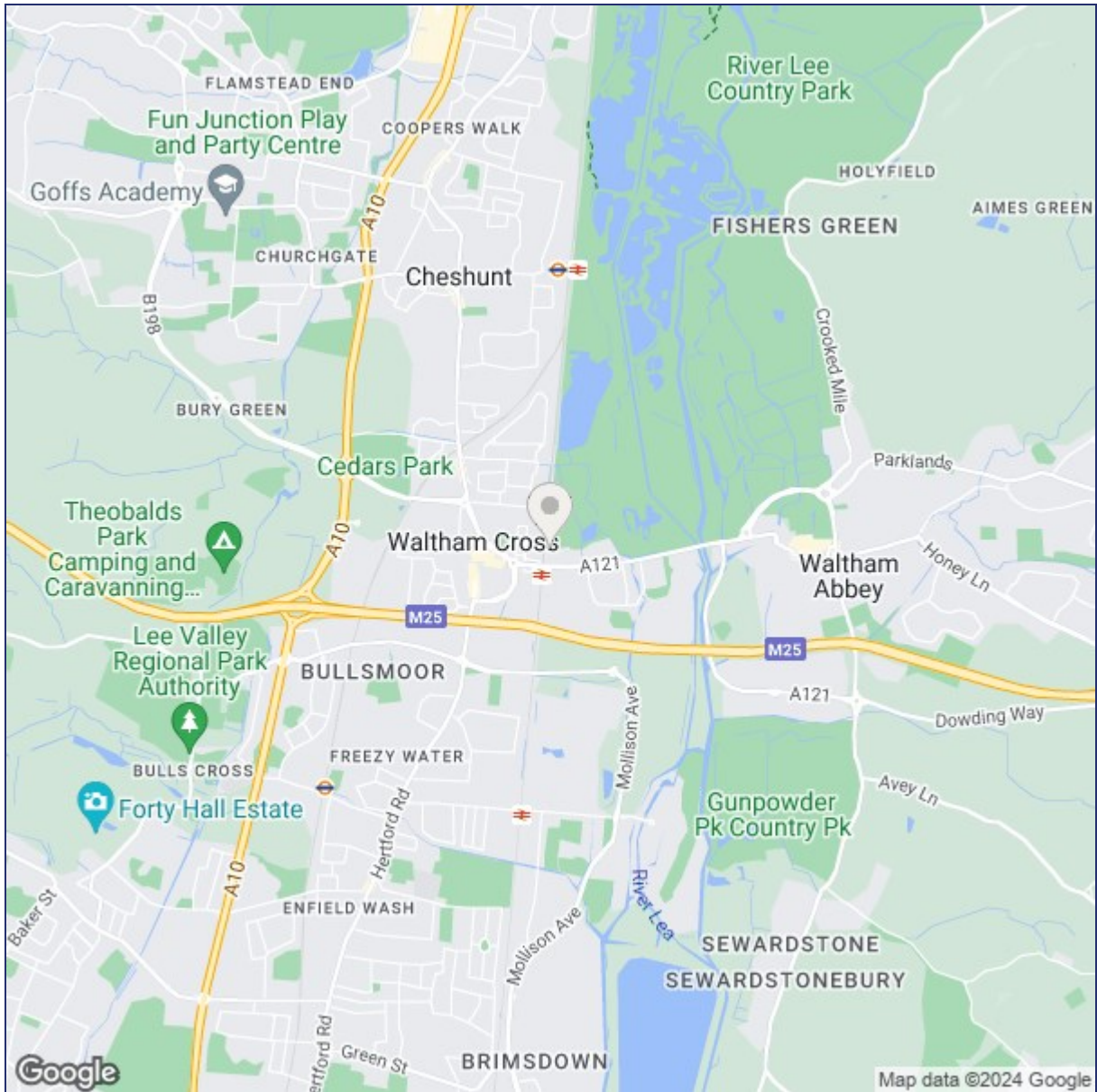
Laminate flooring, window to the front, textured ceiling, electric heating, fitted flooring.



GROUND FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 37.4 sq.m. (403 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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("These details are correct at time of going to press").

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