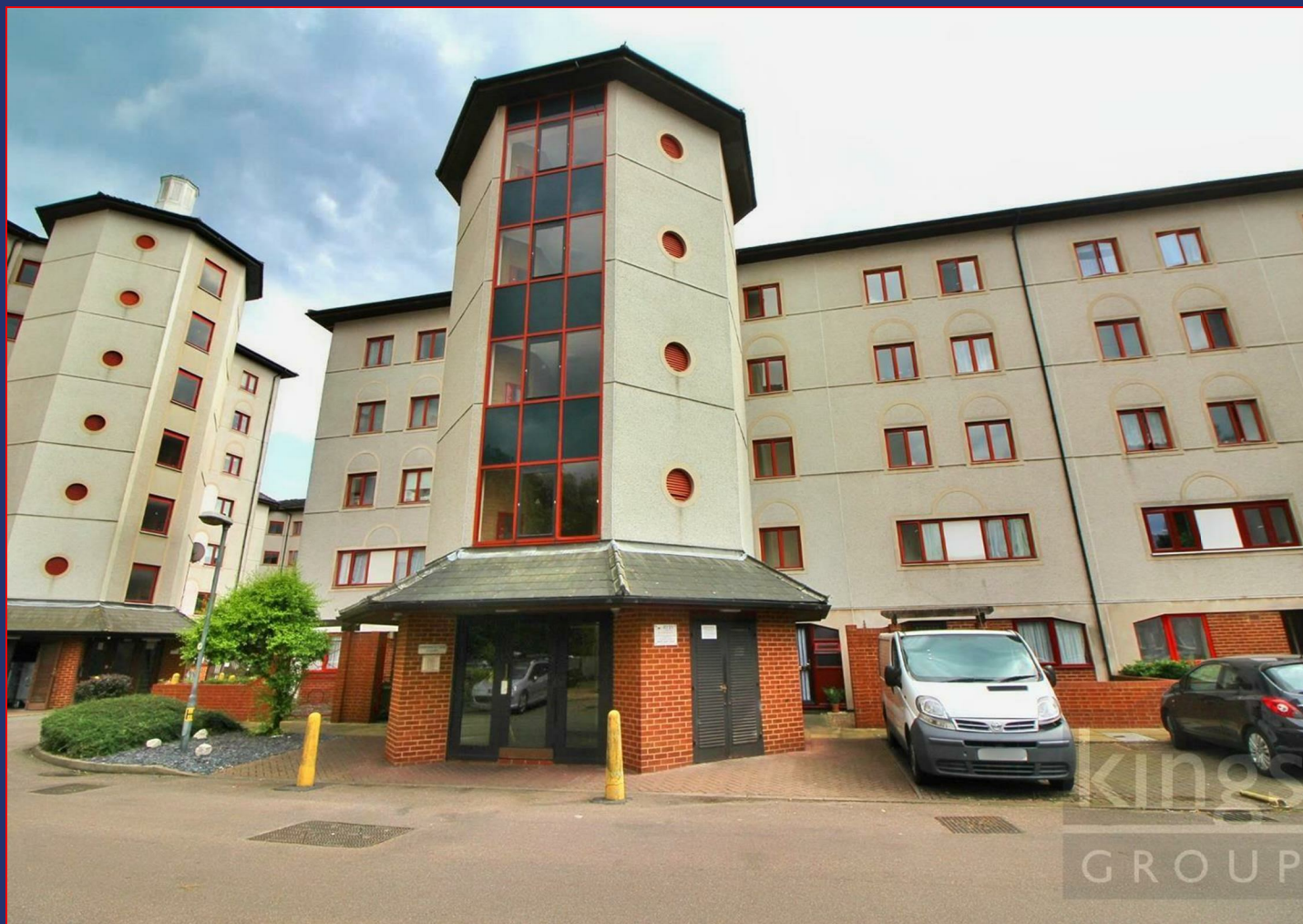


9 Lynton Parade  
Turners Hill  
Cheshunt  
Hertfordshire  
EN8 8LF

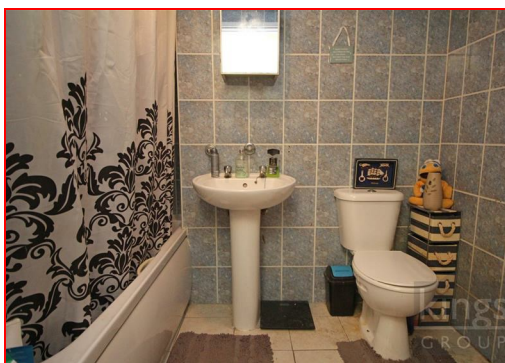
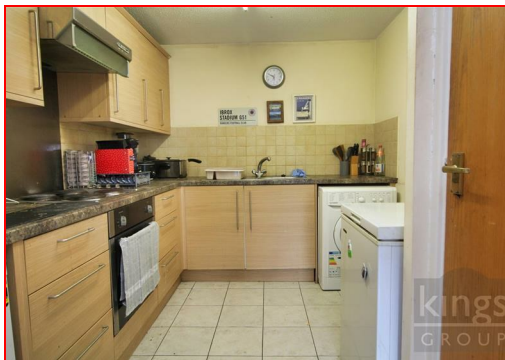
T: 01992 635735  
www.kings-group.net



## Eleanor Way, EN8 7SF



**£165,500 Leasehold**



Kings Group - Cheshunt are delighted to offer this CHAIN FREE TOP FLOOR STUDIO FLAT, WITH A 960 PLUS YEAR LEASE !!!

This large studio flat is the 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. One of the major benefits this property offers is that it's 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. Hardington Court also benefits from being located near local shops and amenities with Pavilions Shopping Center being just 0.6 miles away and with Waltham Abbey town center 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 Center both being accessible in under 2 minutes providing large open spaces and activities for family days out.

The accommodation comprises of spacious living room/bedroom, kitchen and family bathroom, also comes with allocated parking, entry phone system and two large storage cupboards. Internal viewings are highly recommended so to avoid disappointment contact us on 01992 635 735 to arrange a viewing.

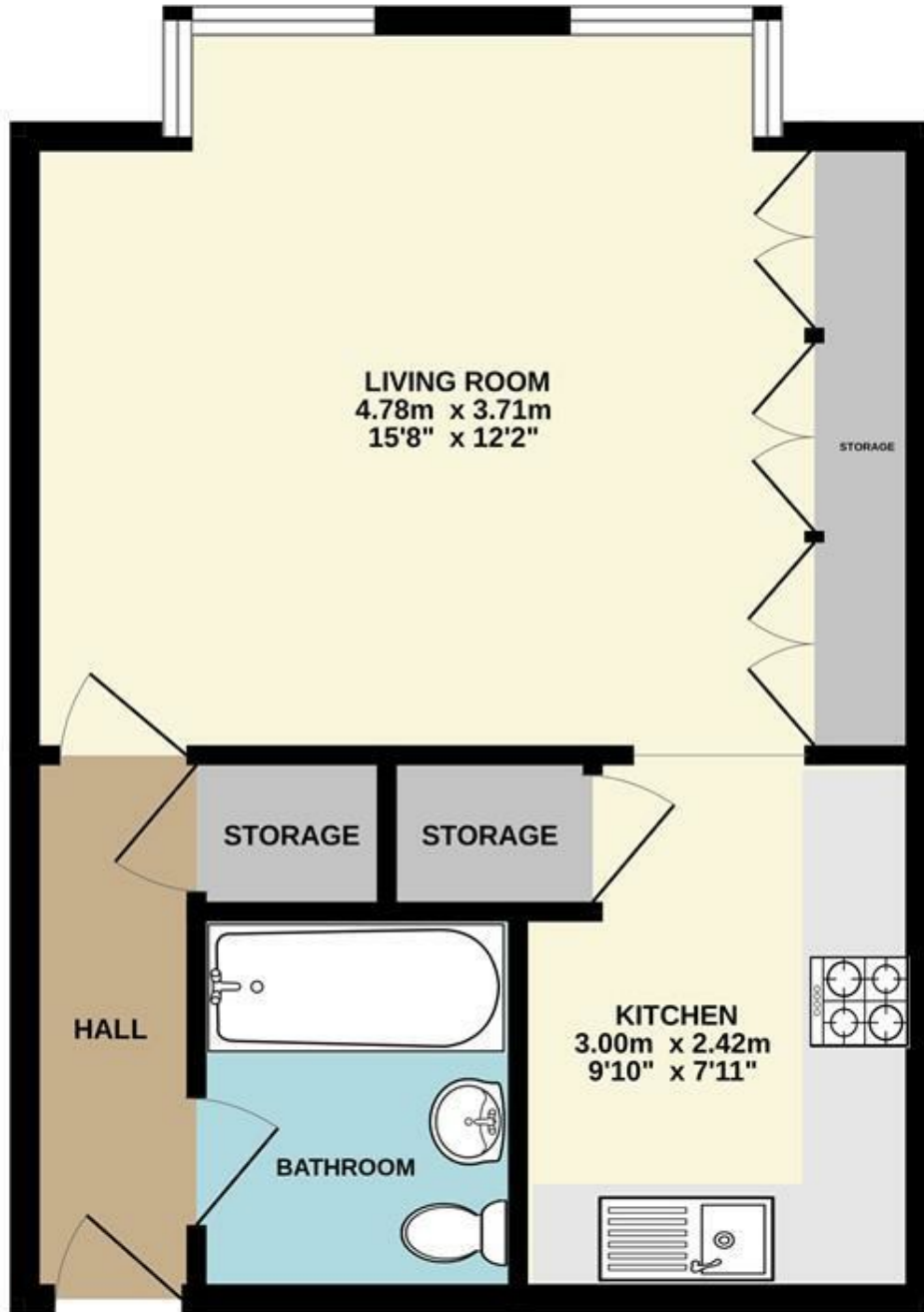
**Living Room 15'8 x 12'2**

**Kitchen 7'11 x 9'10**

**Bathroom 7'4 x 6'5**



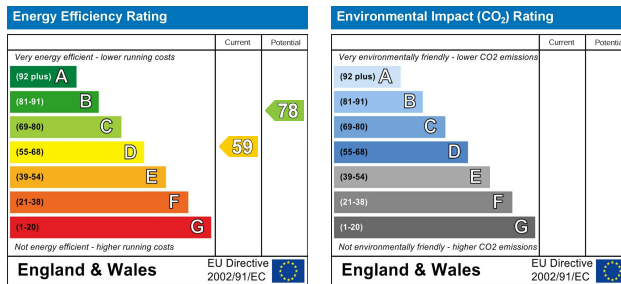
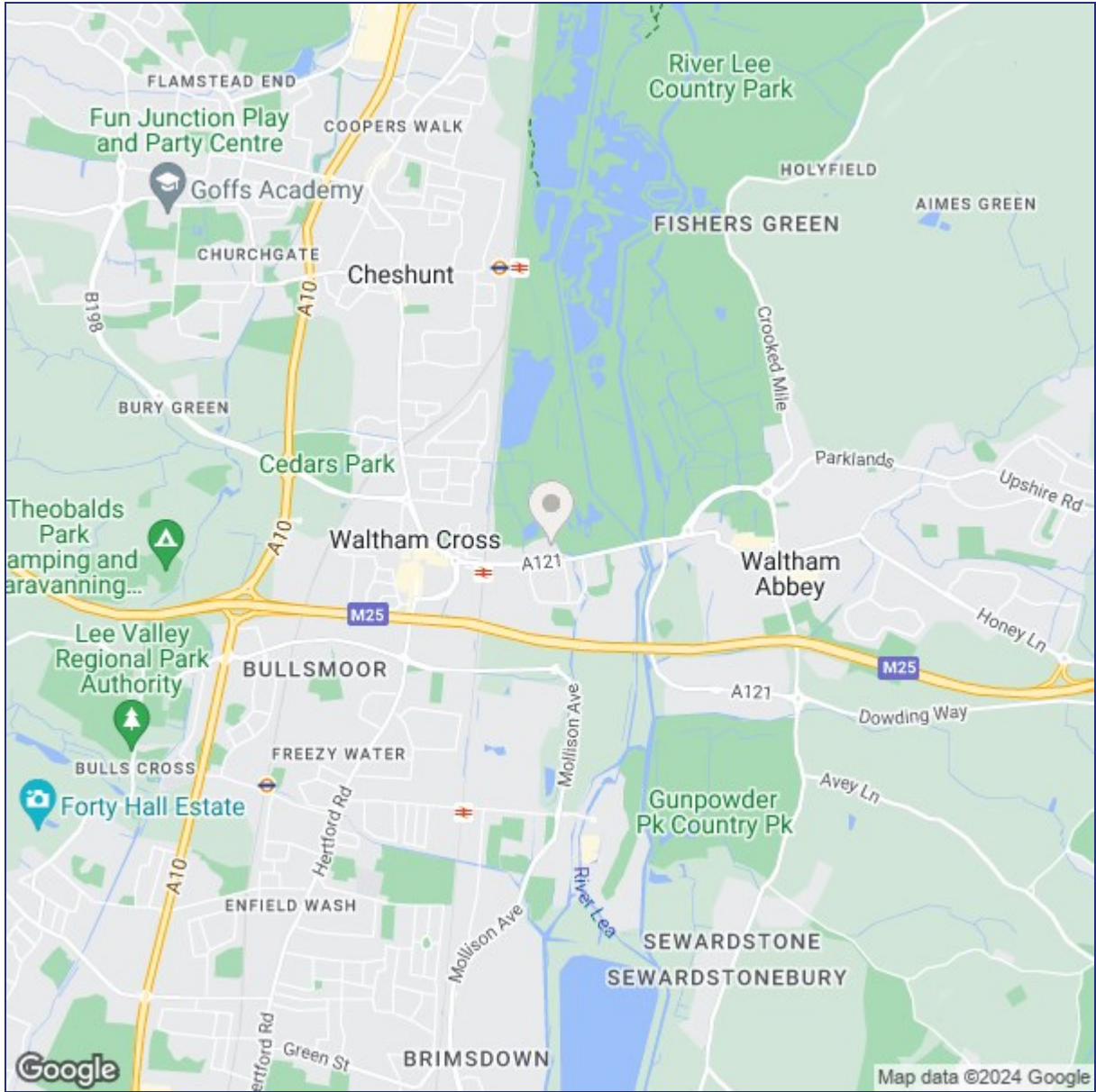
GROUND FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



TOTAL FLOOR AREA : 34.3 sq.m. (369 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").

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.

