



 paulwallace

Holland Court, Parkside, Waltham Cross, EN8 7FW |  
£380,000 | Leasehold

## Holland Court, Parkside, Waltham Cross , EN8 7FW

This NEW BUILD, TWO-BEDROOM apartment at Parkside offers generous open-plan living with a luxury kitchen featuring integrated appliances, a private balcony that enhances the bright, airy feel, well-proportioned bedrooms, and a stylish family bathroom finished to a high standard with modern fixtures, and allocated parking. Ideally situated for commuters, Waltham Cross Station is a short walk away with direct links to London Liverpool Street and Stratford, and easy to the A10 and M25. The area is undergoing significant regeneration, with improved public spaces, new green areas, expanded retail and leisure options, and enhanced infrastructure boosting its appeal to residents and investors alike. Close to Lee Valley Regional Park, residents also enjoy easy access to extensive walking and cycling routes, nature reserves, and waterside activities. There is an annual service charge of £1,200. However, this is free for the first year and NO GROUND RENT.

### Property Information

Tenure

Leasehold

Council Tax

TBC

EPC Rating

B

Local Authority

Broxbourne Borough Council

Lease Length

995 Years

Annual Service Charge

£1,200 (First Year Free & No Ground Rent)

### Key features

- Two Bedroom Flat
- New Build
- Close to Train Station
- Long Lease - 995 Years
- Second Floor
- Spacious Accommodation
- Close to Local Shops
- Annual Service Charge £1,200 (First Year Free)



Paul Wallace Estate Agents  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



**Paul Wallace**  
estate agents

Cheshunt's leading estate agent.  
Please get in touch for your free  
property valuation.





 paulwallace



 paulwallace

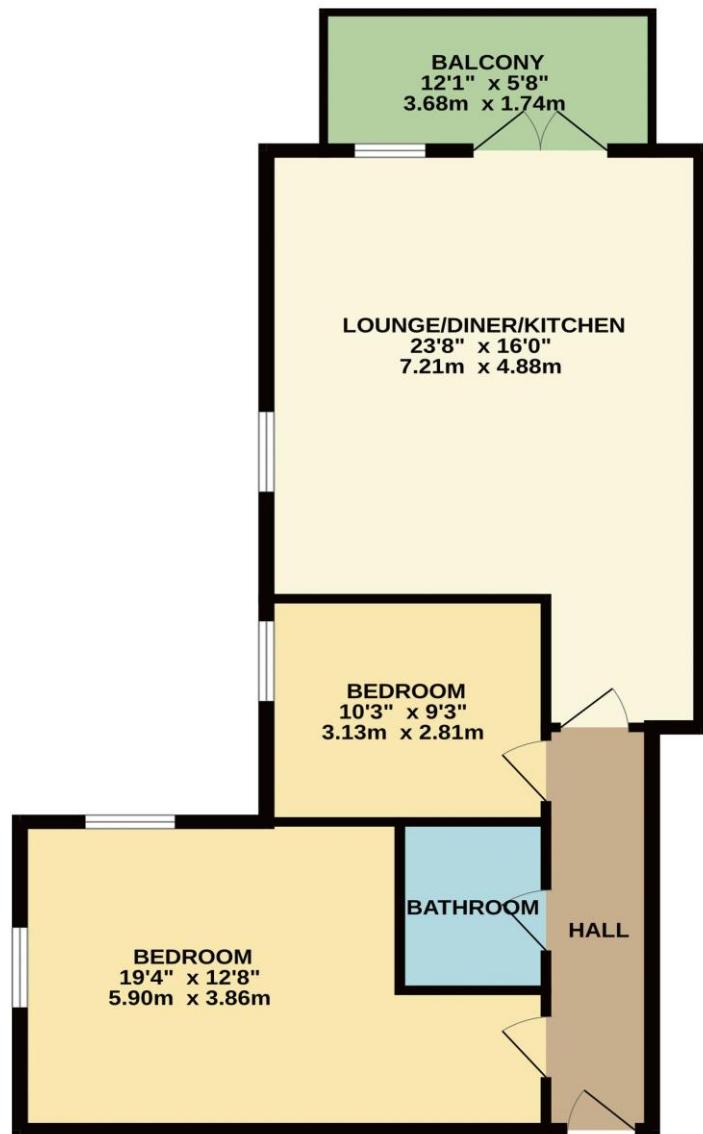


 paulwallace



 paulwallace

SECOND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) 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 guidance 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.

Made with Metropix ©2025





Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046 ©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



**Paul Wallace Estate Agents**  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN



01992 781100



cheshunt@paulwallace.co.uk



www.paulwallace.co.uk



**Opening Times**

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed



Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.