Sturlas Way, EN8 7BJ
Waltham Cross

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Kings Group are delighted to present this SPACIOUS ONE BEDROOM APARTMENT, with its own private balcony.

Property is being offered with 50% Shared Ownership, with an option to buy 100% or more shares subject to negotiation. Full Market Value £220,000.

Set on the fourth floor of this well-presented development, this attractive one-bedroom apartment offers modern and comfortable living throughout.

Upon entering, you are welcomed into a spacious entrance hallway, providing access to all principal rooms. To the right is the family bathroom, while further along the hallway to the left is the generously sized bedroom, offering plenty of space for bedroom furniture and storage.

Straight ahead at the end of the hallway is the impressive open-plan lounge, dining and kitchen area, creating a bright and sociable living space. The kitchen is neatly integrated into the room, while the lounge and dining area provide plenty of flexibility for both relaxing and entertaining. From here, there is direct access onto the property's private balcony, offering a pleasant outdoor space.

The property is being offered on a 50% shared ownership basis, with a current monthly rent of £325.06, and benefits from a 973-year lease.

An ideal opportunity for a first-time buyer or those looking to step onto the property ladder, offering well-proportioned accommodation, a private balcony and a long lease.

50% Shared Ownership
£110,000

- **ONE BEDROOM APARTMENT**
- **973 YEAR LEASE REMAINING**
- **MODERN THROUGHOUT**
- **PRIVATE BALCONY**
- **WALKING DISTACNE 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.

Shared Ownership Eligibility

To be eligible for shared ownership you would need to meet the following criteria:

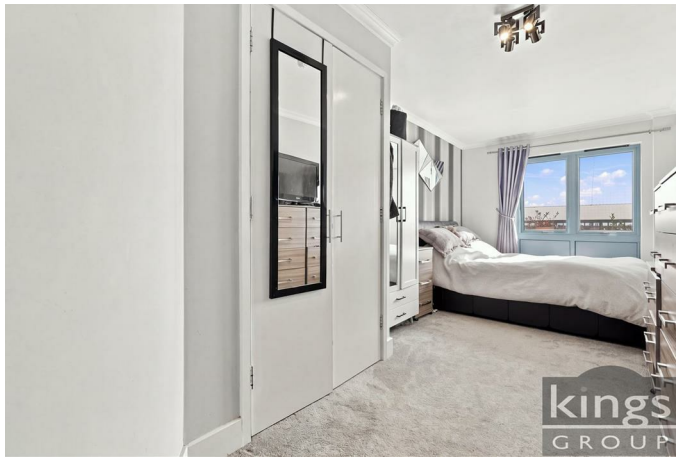
• Your annual household income does not exceed £80,000
• You have a minium deposit of 5% of the share value
• You do not own another property or have your name on the deeds or a mortgage for a property worldwide.

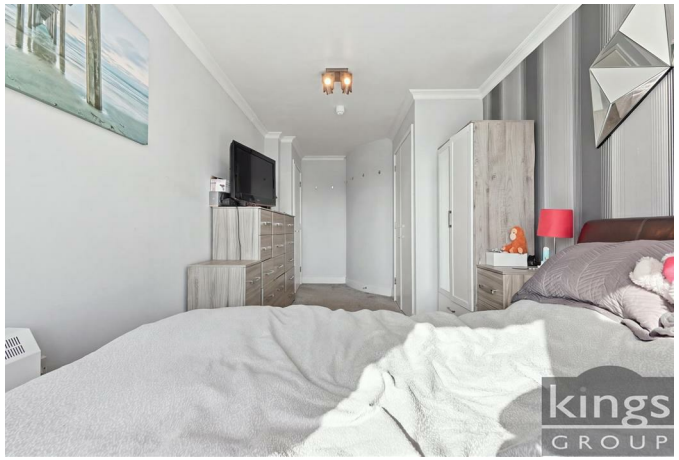
- **LEASEHOLD**
- **50% SHARED OWNERSHIP - WITH THE OPTION TO BUY 100% OR MORE SHARES**
- **LARGE BEDROOM**
- **IDEAL FOR FIRST TIME BUYERS**
- **WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION**

• This will be your only residence.
• You are a permanent UK resident or have indefinite right to remain.

Additional Information

Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
Lease - Approx 973 Years Remaining
Service Charge - £2220 per Annum Approx
Ground Rent - £0 Per Annum
Shared Ownership Rent at 50% Ownership - £325.06 pcm





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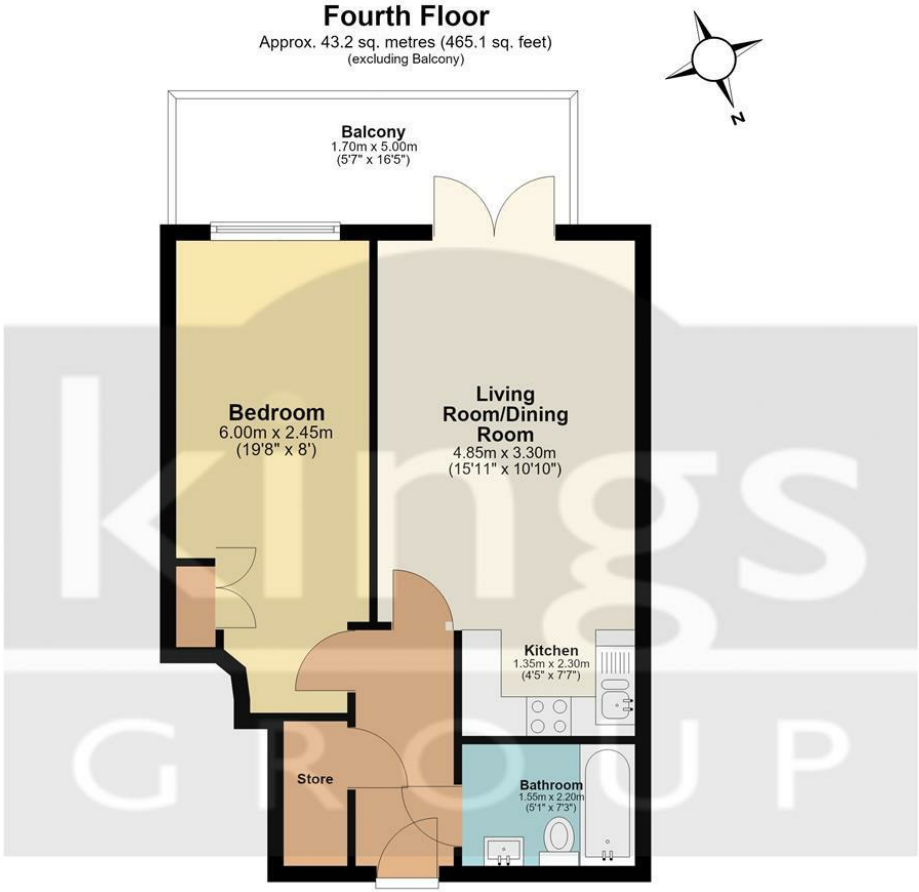
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



Total area: approx. 43.2 sq. metres (465.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

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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. Note: These details are correct at time of going to press.

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